

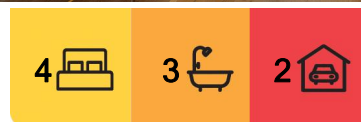
## Birkdale, 6/100 Dorsal Drive

Sold By Karen Renouf

Architecturally designed and luxuriously appointed, this stunning property occupies the prime position in an exclusive boutique development with north facing balconies from 3 levels capturing views across aquatic paradise to the water enjoying stunning sunsets and sunrises. An innovative, contemporary design boasts a flexible floorplan comprising multiple living areas in a multi-level townhouse featuring seamless indoor/outdoor integration. The private, internal lift ensures easy access to all areas and panoramic views are enjoyed from all levels.

The ground floor features a ground level tandem garage with utilities including storage, laundry, bathroom with shower and a separate rumpus room which opens to a covered outdoor area and private, leafy courtyard.

The fully equipped stylish kitchen is located at the heart of the first level with stone bench tops and top end fixtures and fittings. It flows to a lounge area and generous outdoor living



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/BS59F2S](http://ljhooker.com.au/BS59F2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

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and entertaining area. A dining room is separated with American oak screens hiding a generous study and powder room.

The impressive master suite with generous walk-in robe is located on the second floor enjoying views through picture windows. The spacious ensuite boasts a luxurious double shower and dual vanity. Bedrooms 2 and 3 plus a family bathroom with free standing feature bath, shower and separate toilet are also on this level.

180-degree panoramic views greet you on the upper floor where a living room with kitchenette opens onto a fabulous outdoor entertaining terrace with built in BBQ and sink.

Features;

- \* Large entertainers kitchen with stone waterfall benchtops, expansive breakfast bar, double sink, pantry, oven, microwave, dishwasher, gas cooktop and plumbing for fridge.
- \* Covered entryway with floor to ceiling American oak front door and keyless digital lock.
- \* American oak flooring throughout main living area, feature tiling and lighting, crimsafe screens to outdoor living spaces.
- \* 3 full bathrooms plus powder room, laundry, generous storage.
- \* Ducted, zoned air-conditioning, fans throughout.
- \* Audio/video intercom, smart house —LeGrand Smart system which has 4 programmable modes enabling remote and voice activated control of lights, doors and blinds. Pair your phone with the inbuilt Bluetooth receiver and stream your favourite music.
- \* Internal lift servicing all levels
- \* Generous tandem garaging for two cars.
- \* Unique and prestigious boutique terrace development in a stunning location, only 18 townhouses, securely gated complex, car wash bay and generous off street visitor parking.
- \* Low Body Corporate \$66pw.
- \* Perfectly positioned walking distance to restaurants, shops, cafes the train station and The Aquatic Paradise Park - a unique non enclosed expanse for dogs, bookended by a playground at one end and grassy foreshore on the other with a flat walk/bike track threading through the middle.

Indulgent spaces, beautiful views, luxury low maintenance living... call now to arrange your private inspection!



## More About this Property

<b>Property ID</b>	BS59F2S
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Alarm Balcony Built-in-Robes

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## 6/100 Dorsal Drive, Birkdale

Total Approx Floor Area: 313m<sup>2</sup>

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