

## Birkdale, 8/5-9 Victor Street

Investor Gold!!!

Capital Gains Assured In This Popular Location

High rental yields (appraised \$630 - \$650)

Secure tenants until 3/3/2025 currently returning \$630 per week

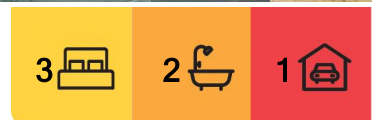
Affordable Body Corporate fees of only \$39 per week.

Depreciation Schedule Available to the buyers (Great depreciation for years to come!)

Built just two years ago, enjoy the peace of mind of a new complex & all associated warranties.

Moving In Down The Track?

This light-filled haven offers the ultimate lifestyle with incredible convenience at your doorstep.



**For Sale**

Offers Over \$699,000

**View**

[ljhooker.com.au/BS15F2S](http://ljhooker.com.au/BS15F2S)

**Contact**

**Bruce Hutchison**

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**Joseph Stella**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



Location is Everything:

Steps from the Bay and sandy beaches for endless summer days.

Dive into the Aquatic Paradise precinct, boasting shops, restaurants, cafes, and more!

Easy access to medical facilities, schools, childcare, and public transport —everything you need is close by.

Your Perfect Oasis:

Open-plan living and dining areas with high ceilings create a spacious and airy feel.

Modern kitchen featuring sleek benchtops and stainless steel appliances —a chef's dream!

Three well-sized bedrooms, including a master suite with a luxurious ensuite.

Dedicated study nook —perfect for working from home in peace and quiet.

Private, low-maintenance courtyard with artificial grass and a covered patio —ideal for entertaining friends and family. There is even a third loo with powder room on the ground level.

Auto single lock-up garage with additional car space for added convenience.

This gem won't last long! Contact us today to secure your next haven!

Note: This property is being sold without a price provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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## More About this Property

<b>Property ID</b>	BS15F2S
<b>Property Type</b>	Townhouse
<b>Land Area</b>	135 m <sup>2</sup>
<b>Including</b>	Courtyard

**Bruce Hutchison 0403 245 556**

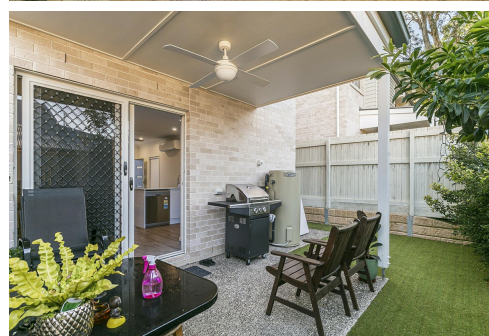
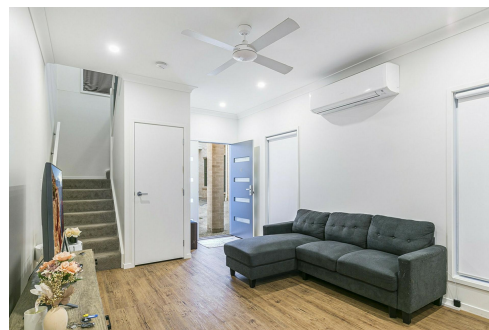
Independent Contractor - Starsky Enterprises Pty Ltd |  
bruce@ljhpropertycentre.com.au

**Joseph Stella 0466 497 554**

Sales Agent | jstella@ljhpropertycentre.com.au

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**SITE PLAN LEGEND**

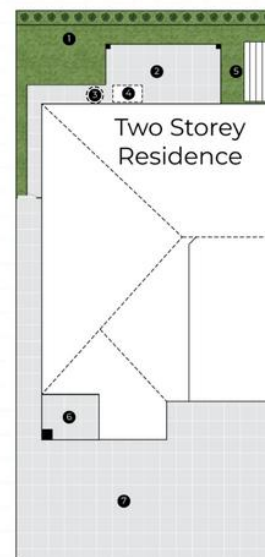
- |                   |          |
|-------------------|----------|
| 1. Lawn           | 2. Patio |
| 3. Hot Water Tank | 4. BBQ   |
| 5. Clothes Line   | 6. Porch |
| 7. Driveway       |          |



:: FLOOR PLAN  
Ground Floor



:: FLOOR PLAN  
First Floor



VICTOR STREET

8/5-9 Victor Street, Birkdale

3 2 1

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.