




44 Birun Street, Woodridge

Space, Sustainability & Endless Potential in the Heart of Woodridge

Positioned on a generous 670m² block in a sought-after pocket of Birun Street, Woodridge, this well-maintained family home offers the perfect combination of comfort, practicality and future potential. Freshly painted throughout and packed with valuable extras, this is an opportunity that will appeal to first home buyers, families, downsizers, tradies and savvy investors alike.

Inside, you'll discover three well-sized bedrooms, a spacious family bathroom with a separate toilet, a large functional kitchen and four split-system air conditioners providing year-round comfort. The home also offers disability-friendly access with a rear concrete ramp and extensive concrete pathways surrounding the home, making everyday living both practical and low maintenance.

Step outside and you'll appreciate everything this property has to offer. The established gardens feature a variety of mature fruit trees including lemon, mandarin, pawpaw, passionfruit, macadamia and guava, while two large water tanks help keep the gardens flourishing all year round.

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FOR SALE

Just Listed and Conversation Ready!

VIEW

By Appointment

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For those needing space for vehicles, hobbies or storage, the oversized high-clearance carport is ideal for caravans, boats, trucks or multiple vehicles. A large powered garden shed with a roller door and window provides an excellent workshop. At the rear of the home, an enclosed rumpus or multipurpose room creates extra space for a home office, games room, workshop or future expansion.

Adding even more value is the impressive 5.6kW solar system complemented by a 15kW battery, helping to significantly reduce electricity costs while providing energy efficiency for years to come.

Security and convenience have also been thoughtfully considered, with spotlights surrounding the home, a full timber boundary fence with pedestrian front gates, storage underneath the house and concrete access wrapping around the entire property.

Property Features:

- " 670m² block
- 3 spacious bedrooms
- Family bathroom with separate toilet
- Large functional kitchen
- Freshly painted throughout
- 4 split-system air conditioners
- Disability-friendly access with rear concrete ramp (STCA)
- Concrete pathways surrounding the home
- 5.6kW solar system with 15kW battery
- Oversized high-clearance carport ideal for caravans, boats or trucks
- Large powered garden shed with roller door and window
- Additional standalone garden shed
- Rear rumpus/multipurpose room with additional storage
- Storage underneath the home
- 2 x water tanks
- Established fruit trees including lemon, mandarin, pawpaw, passionfruit, macadamia and guava
- Security spotlights surrounding the home
- Fully fenced timber boundary with pedestrian front gates

Location Highlights —Convenience Meets Lifestyle

Positioned in one of Woodridge's most convenient pockets, this home places everything you need just moments from your doorstep. Whether you're commuting, raising a family or investing in an area experiencing continued growth, this location delivers outstanding convenience and long-term appeal.

- Walking distance or minutes to local train stations and bus services for an easy commute.
- Close to quality public and private schools, childcare centres and local parks.
- " Minutes from shopping centres, supermarkets, cafés and everyday essentials.
- Quick access to the M1 and Logan Motorway, connecting you to Brisbane CBD, the Gold Coast and Brisbane Airport.
- Surrounded by sporting facilities, walking tracks and recreational amenities.
- Located within one of Logan's continually growing suburbs, offering strong appeal for both owner-occupiers and investors.
- Convenient access to hospitals, medical centres and major employment hubs.
- Positioned in a family-friendly neighbourhood where lifestyle and accessibility go hand in hand.

Disclaimer:

Property images may have been digitally altered or staged for

marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

MORE DETAILS

Property ID	21HMHGS
Property Type	House
Land Area	670 m2
Including	Air Conditioning
	Toilets (1)
	Deck
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Solar Panels

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44 Birun Street, Woodridge



3 | 1 | 2 | 670 Sqm |

Total approx area includes outside covered areas



LOWER FLOOR



(NOT IN POSITION)



UPPER FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown

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