

**105 Birkdale Road, Birkdale, Qld 4159**

**House For Sale**

Wednesday, 22 November 2023

105 Birkdale Road, Birkdale, Qld 4159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 716 m2**

**Type: House**



Luke Humphrys



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0413953103

**\$759,000**

In a superb location within walking distance to all that Birkdale has to offer, this property on a prime 716sqm block is perfect for first home buyers, renovators or developers. Backing directly onto dense greenery and positioned across the street from shops and cafes, the site is zoned MDR and features an existing three-bedroom home with a swimming pool. With the option to move in, renovate, build a brand-new house or construct a collection of townhouses, you can completely transform the block (STCA). In an ultra-convenient position, this home is only 50m from bus stops and directly across the street from the local café, gym and walking paths to beautiful parks and playgrounds. Just 850m from Birkdale Fair and Birkdale station, and walking distance to the foreshore, childcare, Birkdale State School and Redlands College – every amenity is at your fingertips. Property features:- Three-bedroom home on a 716sqm block zoned MDR- Ideal for first home buyers, renovators or developers- Option to renovate, rebuild or construct new townhouses (STCA)- Living/dining area, kitchen and enclosed balcony- Rear deck, sun deck and a swimming pool- 3 bedrooms, 1 bathroom, powder room and laundry- Under-house storage, workshop and garage- Off-street parking for multiple vehicles- Fully fenced with front and rear yards- 2x air-conditioners, ceiling fans and a gas cooktop. Have you heard? The Redlands is set to be transformed for the 2032 Olympic Games. Spanning 62 hectares, the Birkdale Community Precinct Master Plan will celebrate habitat, culture and heritage with multiple plazas, entertainment areas and ecological sites, including a wetland boardwalk, zip line and treetop walk. Boasting Redland Coast's first public lagoon and an adventure playground, this exciting space will neighbour Birkdale's Whitewater Centre, the secured venue for the 2032 Olympics canoe slalom. Please contact agent for rental appraisal. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.