

**7 Paul Street, Birkdale, Qld 4159**



**Sold House**

Friday, 6 October 2023

7 Paul Street, Birkdale, Qld 4159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 842 m2**

**Type: House**

**\$943,000**

Positioned in a quiet street this solid low-set brick and tile 3-bedroom home with a extraordinarily large shed, offers the opportunity to buy now and develop later. Just minutes to Birkdale Fair Shopping Centre, transport and state and private schools. This is a much sought after location. This property boasts: . Huge Fully fenced 842m<sup>2</sup> corner allotment, . Solid 1966 build, having just passed a Building and Pest inspection. . Currently one lot but subject to council approval (STCA) capable of being two approximately 20m x 20m allotments.. Double remote lock-up garage forms part of a massive 17m by 10.9m shed.. Indulge any hobby in the shed. (check out the photo of the expansive model train village that used to occupy one half of the shed.) . Dual Side access to backyard, perfect for your trailer or boat.. Welcoming balcony entry into the air-conditioned lounge - plus ceiling fan.. Main bedroom with air conditioning, ceiling fan and double built ins.. Additional 2 carpeted bedrooms with ceiling fans, 1 with built-ins.. Kitchen with dual draw dishwasher, double bowl sink & gas cooktop.. Large size lockable laundry with storage space.. Rates and water charges average \$99. per week. To add to the endless features this property has to offer, it is also conveniently located...400m to Mary McKillop Catholic Primary School. 1km to Wellington Point State High School. 1.7km to Three Paddocks Park including fenced Dog Park. 1.9km to Redlands Sporting Club. 1.9km to the Birkdale Community Precinct (being built) 2.2km to Aquatic Paradise Commodore waterfront Park. 2.3km to Birkdale Fair Shopping Complex including Woolworths and a range of restaurants and food outlets. 2.4km to Redlands P - 12 Co-ed Christian Collage. 2.7km to either Birkdale or Birkdale South State Primary Schools. 2.7km to Birkdale Train station on the Cleveland to Brisbane line. 25km to either Brisbane CBD or both domestic and international airports. Opportunities like this are rare so, phone Graham today to arrange your inspection.