

**12 Pecan Court, Birkdale, QLD, 4159**



**House For Sale**

Tuesday, 12 November 2024

12 Pecan Court, Birkdale, QLD, 4159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rachael Bennett

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## **Beautiful Family Home - plenty of room caravans/boats and all the toys**

This stunning four-bedroom home offers an exceptional living experience, with built-in wardrobes in every room and a master bedroom featuring a beautifully renovated ensuite. The main bathroom has also been elegantly updated, complete with a separate toilet, while a large laundry room provides ample storage and convenient external access.

The modern kitchen, designed by Kitchen Konnection, is a true showstopper. It boasts a five-burner gas cooktop, electric oven, dishwasher, and a spacious plumbed fridge cavity. The soft-close cabinetry, along with a custom bin cupboard, offers an abundance of storage space. Entertain with ease in the formal dining room, the back entertainment area, located off the dining room and kitchen, overlooks the beautiful in-ground pool or relax in the two spacious lounge rooms, one of which features a built-in bar area complete with a bar fridge—perfect for creating an indoor entertaining space or man cave. Stylish plantation shutters are installed throughout, enhancing both privacy and elegance. Air conditioning in the main living areas, rumpus room, and all but one bedroom ensures year-round comfort.

Step outside to discover a spectacular saltwater pool with a fountain and LED lighting, accompanied by a charming gazebo for outdoor relaxation. A single-bay shed at the rear of the property offers additional storage or a workspace. Parking is plentiful, with room for four vehicles, including a dedicated, extra-large space for a caravan (3.3m high), plus a workshop beside the fully enclosed carport. This home is a dream for tradespeople or anyone downsizing from a larger property, requiring both storage and space, or for a family looking for the perfect home.

Additional features include a water softener system that removes calcium from the entire property, leaving your skin feeling smooth and providing excellent drinking water. Energy efficiency is at its best with 5.5kW solar panels, an electric solar hot water system, and a roof that was refurbished just a few years ago. For added convenience and peace of mind, the home is equipped with a wide entrance door, side access, fully compliant smoke alarms, and security cameras surrounding the property.

With over 300 square meters of space under roof, this home is truly impressive. There's nothing left to do but move in and enjoy all that beautiful Birkdale has to offer. Conveniently located within walking distance to local cafes, restaurants, and a shopping center with everything you need. Birkdale Primary School and Mary MacKillop College are just down the road, and Wellington Point High School, along with Redlands College, are also nearby, with bus stops just steps away.

Wellington Point is only a short drive, and Wynnum Manly is just 15 minutes away, offering an easy commute to the city.

Don't miss out on this incredible opportunity. Contact exclusive agent Rachael Bennett today to make this home yours.

Note - This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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