




11/14-22 Mary Pleasant Dr, Birkdale, QLD 4159

Sold - 30/07/2025

Townhouse 3  2  1 



## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 11/14-22 Mary Pleasant Drive, Birkdale  $\frac{1}{2}$  a well-maintained and generously sized townhouse positioned in a quiet and sought-after complex. Offering three spacious bedrooms, two bathrooms plus an extra toilet, and a secure garage, this property presents an ideal opportunity for families, downsizers, or investors seeking comfort and convenience close to the bay.

### Open for Inspection

By Appointment.

### Property Highlights

#### Living & Comfort:

- $\frac{1}{2}$  Three spacious bedrooms, including a massive master and queen-sized guest rooms
- $\frac{1}{2}$  Two well-appointed bathrooms, plus an additional powder room (three toilets total)
- $\frac{1}{2}$  New ceiling fans installed in two bedrooms
- $\frac{1}{2}$  Air conditioning in the master and living area for year-round comfort
- $\frac{1}{2}$  Polished hardwood flooring throughout

#### Kitchen & Utilities:

- $\frac{1}{2}$  Well-maintained kitchen with quality appliances and functional layout
- $\frac{1}{2}$  Separate internal laundry
- $\frac{1}{2}$  Deck fully replaced in November 2024

#### Outdoor Features:

- $\frac{1}{2}$  Covered outdoor deck for relaxed entertaining
- $\frac{1}{2}$  Fully fenced yard, ideal for children and pets
- $\frac{1}{2}$  Positioned within a peaceful and leafy complex

#### Additional Features:

- $\frac{1}{2}$  Owner occupied
- $\frac{1}{2}$  Single lock-up garage
- $\frac{1}{2}$  Body corporate fees: approx. \$920 per quarter

### Listed By

The Office  
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