

OC

23A Birkdale Street,
Normanville



From the Owners - Insights & Extras

What first attracted you to this property?

The breathtaking ocean, golf course and sunset views, combined with a thoughtfully designed family home featuring a premium chef's kitchen and flexible spaces for entertaining and multigenerational living.

Why are you moving or selling?

We are relocating interstate for a business opportunity in Queensland.

What do you believe are the major benefits of living in or owning this property?

Quality-built coastal home showcases stunning ocean, golf course and sunset views, a premium chef's kitchen with Miele appliances and butler's pantry, exceptional indoor-outdoor entertaining, a flexible four-bedroom layout, and energy-efficient living with solar and battery storage—all just moments from Normanville's beaches, golf course, cafés and wineries.

Have you completed any renovations or additions?

Yes, the outdoor alfresco entertaining area was added.

Where is the electricity box located?

At the front of the house.

Where is the hot water system located?

On the lower northern wall.

Is there air-conditioning or heating installed?

Fully ducted reverse-cycle air conditioning throughout.

What is the parking situation?

Double garage plus additional driveway parking.

What are the nearest transport links?

Located in Normanville with easy access to local amenities and services.

Is there any additional storage?

Under-stair storage, custom laundry and bathroom cabinetry, and a walk-in robe with custom joinery.

Where are the roof access points?

In the main garage.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

Please note any other benefits or features of the property you would like to inform buyers about:

A quality-built coastal entertainer designed for effortless family living, offering luxury finishes, exceptional views, and a highly desirable Normanville lifestyle.