

## Seller statement of information - 2 Song Place, Birkdale

- The undercover outdoor entertainment area has ample space for entertaining
- Low maintenance backyard
- Tiered landscaping down to the large in ground pool
- The block is over 800m2 with good side-access
- New air conditioning units installed only last year (top of range Mitsubishi)
- The roof has had a full restoration last year (minus the paint job)
- 4 good size bedrooms all with built-ins
- Light and airy open plan living spaces
- Located in a quiet cul-de-sac street with great neighbours