



**22 Downwind Ct, Birkdale**



## Premier Aquatic Paradise – Luxury Meets Lifestyle

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With its grand façade, glazed terracotta roof tiles, four-car garage, expansive outdoor entertaining spaces, and private concrete pontoon, this residence makes an unforgettable statement – capturing the essence of the coveted bayside lifestyle.

Step inside and you're immediately welcomed by refined finishes, crisp architectural lines, and a floorplan designed to balance sophistication with liveability. The residence features five spacious bedrooms, four beautifully crafted bathrooms including two ensuites, office, and a rare four-car garage. Multiple indoor and outdoor living areas create a seamless flow between relaxation and entertaining.

At its heart, a gourmet kitchen appointed with premium Bosch appliances anchors the home, effortlessly connecting to the alfresco entertainment area. Overlooking the heated pool and tranquil canal, this is a setting designed for year-round enjoyment. Low-maintenance landscaped gardens further enhance the sense of privacy and ease.

From intimate family moments to large-scale celebrations, this home embodies the very best of bayside living. The craftsmanship—both in its original construction and recent bespoke upgrades—underscores its enduring quality.

### Property highlights:

- North-facing absolute waterfront, with 21m quay line

**Price** UNDER OFFER  
**Property Type** Residential  
**Property ID** 1237

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**Bill Hooper**  
 REAL ESTATE

- Prestigious Aquatic Paradise location - direct access to Moreton Bay, North Stradbroke and Moreton Island
- Private 10m concrete pontoon with power and water
- Designer kitchen with oversized island, stone benchtops, marble herringbone splashback and Bosch appliances
- Expansive alfresco kitchen and entertainment area with built-in BBQ, wok burner, and motorised screens
- Heated pool with tiled surrounds and glass fencing
- Multiple living areas, with the lounge featuring a fireplace and the lower level family room including a projector and drop-down screen
- Light-filled office overlooking low-maintenance gardens
- Master bedroom suite with a private balcony overlooking the canal, ample wardrobes, ensuite with bath, dual shower, and double vanity
- Four additional bedrooms, one with private ensuite and another with walk-in robe
- Curated laundry complete with stone benchtops, stunning cabinetry, dual sink and outdoor drying area
- Four-car garage with epoxy flooring, built-in storage, workshop and adjoining storeroom
- Secure off-street parking
- Additional secure gated parking for caravan/ motorhome
- Security and intercom system, ducted air-conditioning, split systems, and Vacu-Maid

Aquatic Paradise is a jewel in Bayside' s crown, representing a prestigious, tightly held location only moments to quality schools, shops and dining.

Private Inspections Available on Request.

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