

## Acacia Ridge, 544 Beatty Road

SOLD BY NICK MORRISON

This high-set, 3-bedroom, post-war property is brimming with potential, offering a unique opportunity for families or savvy investors. Conveniently located just 15 km from the Brisbane CBD, this home is ideal for anyone seeking a project property with an eye toward future growth.

The property offers a generous living area with a separate sunroom that could double as a home office or kids' playroom. The kitchen is located at the rear and has ample space for dining and easy access to the backyard. With plenty of storage under the house, including a secure single garage, this property offers flexibility for families or investors looking to add value with updates or renovations.

Acacia Ridge is a fast-developing suburb due to its proximity to the Brisbane CBD and excellent amenities. Families will appreciate the nearby schools, including Acacia Ridge State School and St Fatima's Primary School, as well as numerous daycare centres.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
OFFERS OVER \$645,000

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[ljhooker.com.au/1E25H31](https://ljhooker.com.au/1E25H31)

**Contact**  
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**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**



Shopping options are abundant, with the Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) and Acacia Market Place (home to Woolworths and Aldi) both just a short drive away.

Features of 544 Beatty Road at a glance:

- 602m<sup>2</sup> flat block
- 3 generous bedrooms
- Sunroom at the front of the house
- Spacious living room
- Kitchen with adjoining dining space
- Laundry downstairs
- Backyard with potential for outdoor entertaining or landscaping projects
- Single lock-up garage with additional storage space underneath
- Close proximity to Acacia Ridge State School & St Fatima's Primary School, as well as numerous daycare centres.
- Short drive to Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) & Acacia Market Place (home to Woolworths and Aldi)
- 15km from the CBD

Call Nick Morrison or Joey Elvin today to explore this exciting opportunity.

## More About this Property

Property ID	1E25H31
Property Type	House
Land Area	602 m <sup>2</sup>
Including	Floorboards Secure Parking

**Nick Morrison 0492 902 115**

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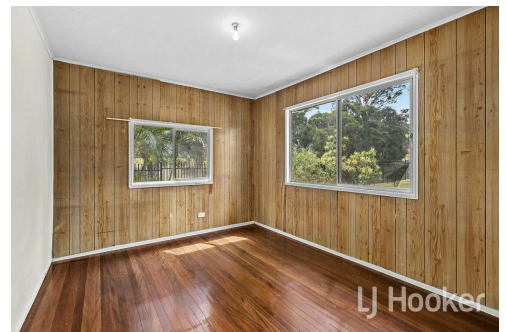
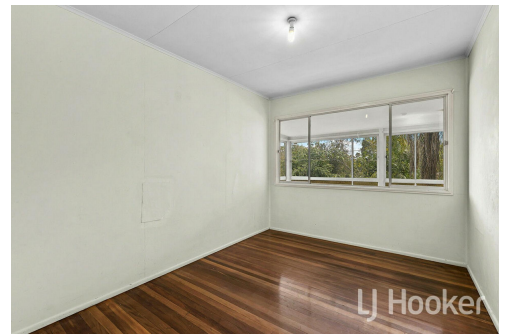
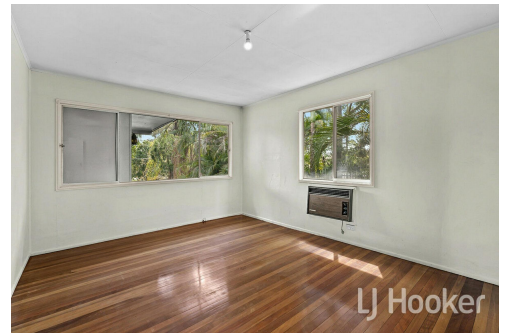
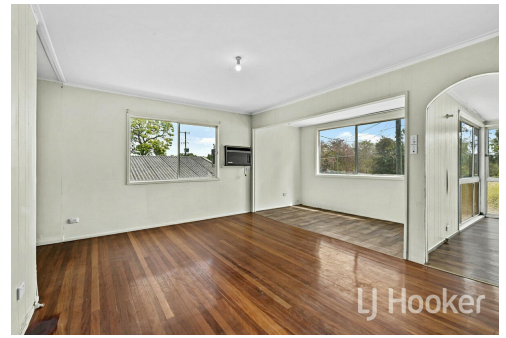
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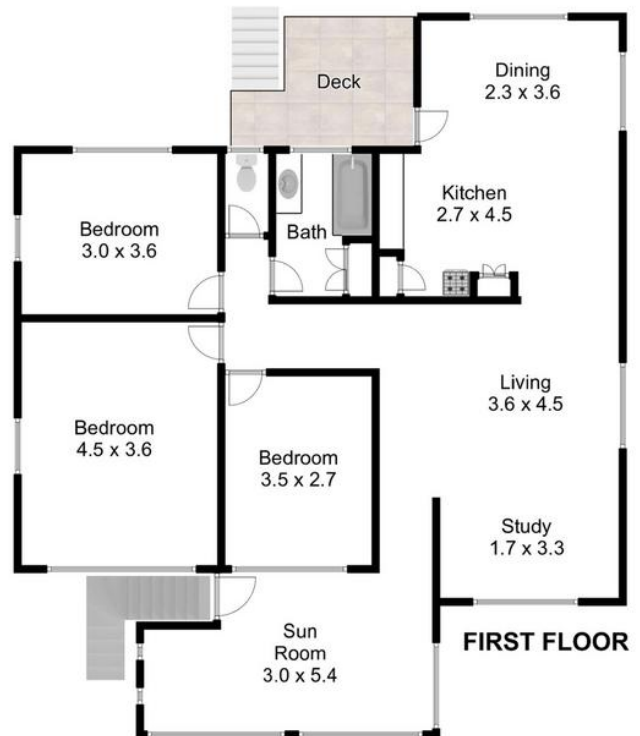
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544 Beatty Road, Acacia Ridge

Internal 210m<sup>2</sup> | External 6m<sup>2</sup> | Total 216m<sup>2</sup>

3 Bed

2 Bath

1 Car

**LJ Hooker**

**FAST FOCUS** | Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

**LJ Hooker**

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