



## Atherton, 12 Beatrice Street

Beautiful Home | Great Location

Just 500m from the CBD of Atherton, this beautifully presented home offers the perfect balance of charm, convenience, and modern amenities. Positioned on an expansive quarter-acre block, with privacy from the road, and a peaceful setting surrounded by established trees, this property has plenty on offer.

Key Features:

**Prime Location:** Only 500m from Atherton's CBD —close to supermarkets, shops, gyms, cafes, and restaurants. Close proximity to local schools and parks.

**3 Spacious Bedrooms:** All well-sized, with two featuring built-in wardrobes.

**Multiple Living Areas:** Front, centre and rear of the home all offer room to relax and unwind. Great solution for families wanting a little extra space.



**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.



**For Sale**  
Mid to High \$400,000

**View**  
[ljhooker.com.au/V0HZE](http://ljhooker.com.au/V0HZE)

**Contact**  
**Alex Payne**  
0409 328 153  
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**LJ Hooker Malanda**  
**(07) 4096 5446**

Bright & Airy Foyer: Perfect for allowing air flow with plenty of windows to let in natural light.

Rustic Charm: High ceilings and tongue-and-groove walls in the main living area, reflecting classic Queensland style.

Spacious Kitchen & Dining: Ample bench space, plenty of storage, and an adjoining dining area.

Functional Bathroom: Walk-in shower for easy access, plus a separate toilet for added convenience.

Large Laundry: Perfect for family living with plenty of space.

3-Bay Shed: Two roller doors plus pedestrian access a shed this large is a rare find in town. 16 solar panels will help reduce energy costs for its new owner.

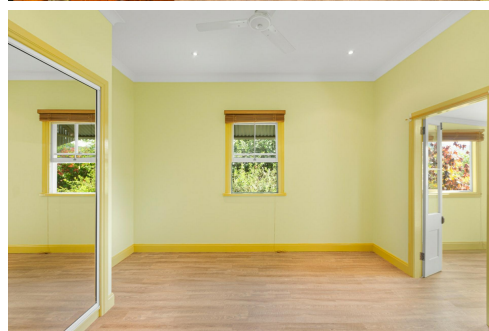
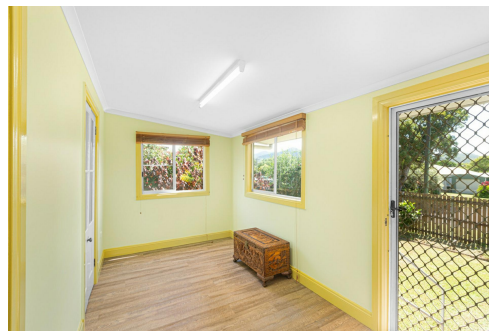
Whether you're searching for your new home to live in or seeking your next investment this property is a stand out. Don't miss this opportunity, contact exclusive marketing agent Alex Payne today on 0409 328 153

## More About this Property

<b>Property ID</b>	V0HZE
<b>Property Type</b>	House
<b>House Size</b>	135 m2
<b>Land Area</b>	1012 m2
<b>Including</b>	Built-in-Robes Secure Parking Fully Fenced

**Alex Payne 0409 328 153**  
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TOTAL: 135 m<sup>2</sup>  
 FLOOR 1: 135 m<sup>2</sup>



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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