



6 Melaleuca Way, Bahrs Scrub

Warmth, Style and Modern Comfort, A Home to Truly Unwind In

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Welcome to 6 Melaleuca Way, Bahrs Scrub, a sleek Plantation family home set on 260sqm of low-maintenance living, tucked away in the highly sought-after Brookhaven Estate. Featuring two separate living spaces, this home is perfect as a family haven, an entertainer's dream, or a smart investment, delivering versatility and comfort on every level.

Step In side and Discover:

- 4 Bedrooms | 2 Bathrooms | Double Secure Garage: A light-filled family home designed for modern living, featuring thoughtfully planned interiors, elegant finishes, and a seamless blend of comfort and contemporary style.
- Generous low maintenance 260sqm Block: adding privacy with timber raised garden beds add warmth and texture, lush with established greenery creating a calming natural outlook, providing

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FOR SALE

"Unconditional - Awaiting Settlement"

AGENTS

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sales4@ljhbeenleigh.com.au

AGENCY

LJ Hooker Beenleigh
(07) 3807 7900

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.

 **LJ Hooker**

room for pets or children to play while still being easy to care for.

- **Stylish Open-Plan Living Upstairs:** A well-designed entry leads to the upper level, where soft lighting highlights a spacious open-plan living area with warm textures. The layout flows effortlessly from front to rear, with the main bedroom at the front and three additional bedrooms towards the rear, creating a thoughtful and functional family floorplan.
- **Sleek Contemporary Kitchen:** This beautifully appointed kitchen features pristine white stone benchtops, a premium stainless-steel 5-burner gas cooktop and oven, a generous walk-in pantry and exceptional storage options. A true chef's haven, perfectly crafted for culinary creativity and effortless entertaining.
- **Four Generously Proportioned Bedrooms:** Positioned together on the upper level, every bedroom includes a walk-in wardrobe and ceiling fan, creating a cohesive sense of comfort and functionality. The primary bedroom enjoys added seclusion, complete with tinted windows, block-out blinds and picturesque views across the lush treetops at the front of the home.
- **Master Ensuite & Main Bathroom:** The master ensuite offers dual vanities with a stone benchtop, sleek cabinetry, and soft lighting, creating a functional and comfortable space. The main bathroom features a shower and separate bath, ideal for family use.
- **Private Covered Outdoor Retreat:** A private, covered alfresco retreat with a low-maintenance garden, perfect for quiet relaxation or casual outdoor dining.
- **Solar Panels & Ducted Air Conditioning:** Reduce your energy bills while enjoying year-round comfort, all while being kind to the environment.
- **Prime Location & Lifestyle:** Upcoming development in the area, with a new primary school opening in 2027, plus close proximity to existing schools, parks, childcare centers, walking paths, local shops, and convenient access to the M1 for Brisbane and Gold Coast.

Your Investment Figures:

Rental Appraisal: Approx. \$770.00 - \$795.00 per week.

Council Rates: Approx. \$500.00 - \$600.00 per quarter.

This isn't just a home, it's a lifestyle, an entertainer's dream, and a smart, fun investment all in one. Set on one of Bahrs Scrub's most sought-after, community-driven streets, it's more than a house, it's an experience waiting for you.

Don't wait! Book your viewing today and make this dream yours before someone else does!

MORE DETAILS

Property ID 1XDVGRF
Property Type House
Land Area 260 m²

Stacey Shepherd 0432 576 220

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6 MELALEUCA WAY, BAHRS SCRUB



179 m²
Internal
58 m²
External

237 m²
Total

STACEY SHEPHERD - 0432 576 220

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.