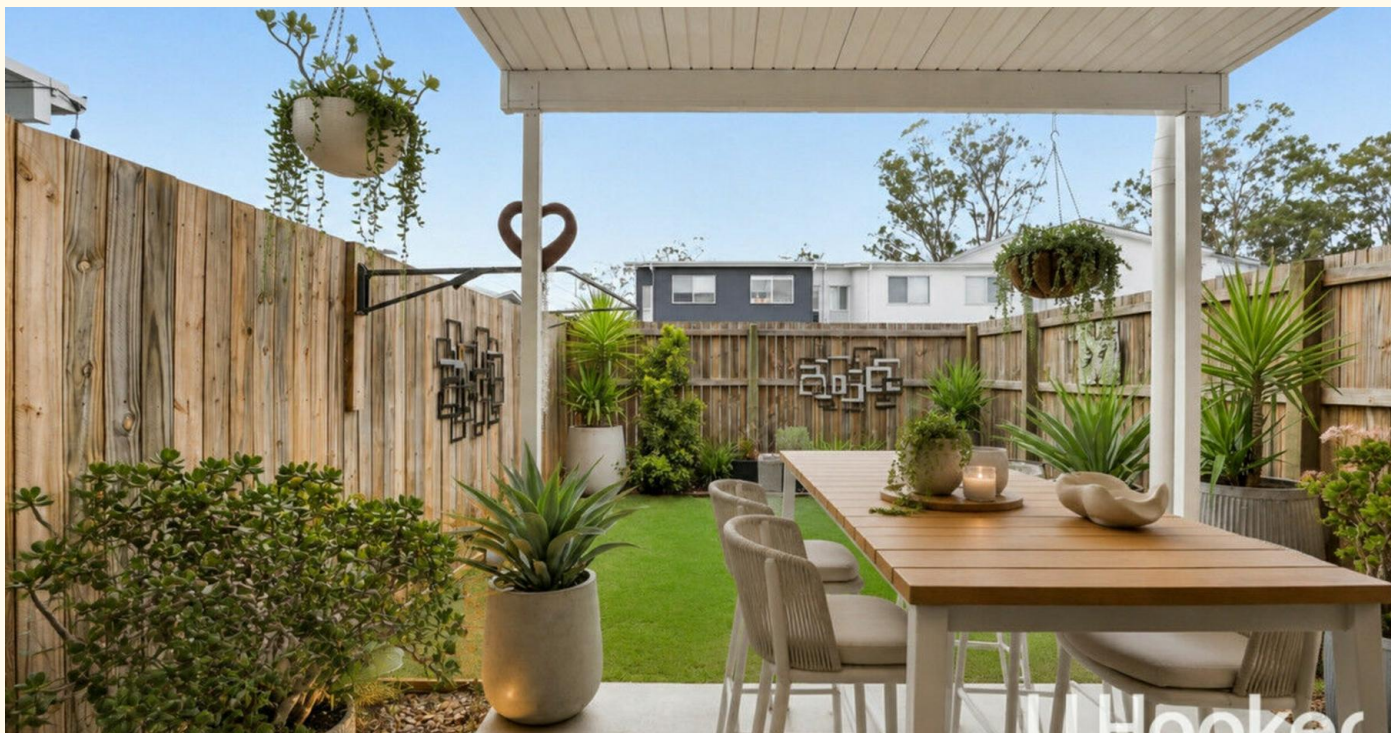


22/17 Jane Street, Beaudesert

Golf on One Side, Showgrounds on the Other - Talk About Location!

If low-maintenance modern living, a great location and a little extra breathing room are on the wish list, this Beaudesert beauty deserves your attention.

Positioned in a private and well-kept complex, this 2025 built three-bedroom home gets one of the best seats in the house - added privacy and a stones throw to the Beaudesert Showgrounds and Beaudesert Golf Course. It presents beautifully, feels fresh and modern, and best of all, there's nothing to do except move in and enjoy.

Step inside and you'll find a practical, easy-living floorplan with three generous bedrooms, two modern bathrooms plus a separate toilet. The kitchen keeps things stylish with stone benchtops and connects effortlessly with the modern open-plan living and dining area.

And unlike some unit living, you haven't missed out on having your own outdoor space!

3 2 2

FOR SALE

Please Call

AGENTS

Xander Barnard

0417 402 682

xbarnard@ljhcomplete.com.au

Christie Smith

0419 684 184

csmith@ljhcomplete.com.au

AGENCY

LJ Hooker Property Complete

1300 360 388

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.



Slide outside to a private covered patio and grassed backyard, enough room for a morning coffee, weekend BBQ, four-legged friend or simply somewhere to sit back and enjoy a bit of sunshine without signing yourself up for hours of mowing.

Whether you're buying your first home, looking to downsize without downsizing your lifestyle, or searching for a quality investment, this is a property that ticks plenty of boxes.

The Important Features:

- 3 spacious bedrooms
- 2 modern bathrooms plus powder room
- Stone benchtops
- Stylish timber-look vinyl plank flooring
- Light-filled open-plan living and dining
- 2x Modern Split System Aircons
- Private patio and low-maintenance grassed backyard
- Beautifully presented and presents as new
- Convenient position in the heart of Beaudesert
- Modern & well looked after complex
- Backs onto Beaudesert Golf Course
- 600m to Beaudesert State School
- Only 1.7km from McCauley College
- Only 700m to Beaudesert Fair Shopping Centre
- 800m to the local IGA & Zaraffas
- Body Corporate fees approximately \$834 per quarter
- Council rates approximately \$675 per quarter

Beaudesert offers an exciting long-term outlook, combining an established country lifestyle with continued population, infrastructure and employment growth across the Scenic Rim. With Beaudesert identified as a key regional centre and the nearby Bromelton State Development Area continuing to grow as a major industrial and logistics hub, the area is well positioned to benefit from future investment, new jobs, housing and improved infrastructure.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

MORE DETAILS

Property ID	21TKHGS
Property Type	Townhouse
House Size	133 m2
Land Area	137 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Liveability

Xander Barnard 0417 402 682

Sales Associate | xbarnard@ljhcomplete.com.au

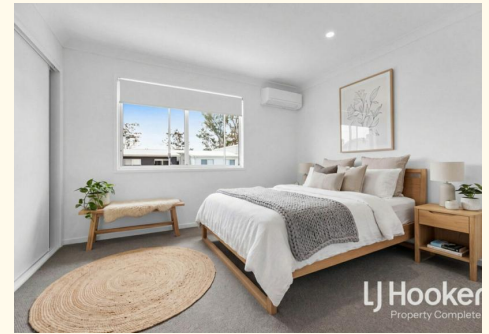
Christie Smith 0419 684 184

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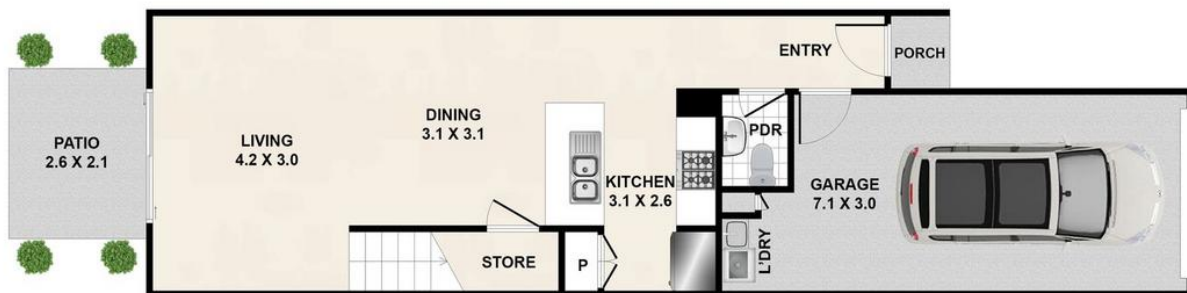


22/17 Jane Street, Beaudesert



3 | 2.5 | 1 | 133 Sqm |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown