



Beenleigh, 1 Maroochy Crescent

Modern Living in the Heart of Beenleigh

For more detailed information about the property, including how to submit an offer & FAQs, simply make an enquiry & we'll send you a link with everything you need. The quickest way to access additional property details is through the link provided.

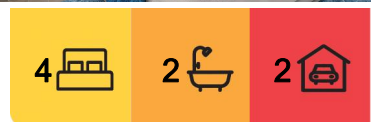
Discover this beautifully designed, newly built AusHomes 4-bedroom home that combines modern comfort with a fantastic investment opportunity. Currently tenanted & earning \$630 per week, this property offers immediate rental income for savvy investors. Set on a shared parcel of 521m2 land, with an exclusive block size of 237m2, this low-maintenance home is ideal for families or investors seeking style & convenience.

Here's what's on offer:

- * Open-plan living & dining area filled with natural light - tiled for easy cleaning
- * Sleek modern kitchen - featuring stone benchtops, a gas cooktop, stainless steel appliances & plenty of storage - a dream space for any cook



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
Offers over \$649,000

View
ljhooker.com.au/1W4XGRF

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LJ Hooker Beenleigh
(07) 3807 7900

- * Four generous bedrooms, each with ceiling fans & built-in wardrobes - plenty of room for everyone to enjoy their own private space
- * Master bedroom complete with air-conditioning, a walk-in robe & ensuite - your own peaceful retreat
- * Stylish main bathroom with separate shower & bathtub - perfect for unwinding after a long day
- * Large undercover patio for alfresco dining or weekend BBQs - enjoy the Queensland lifestyle year-round
- * Double lock-up garage with internal access - keeping your vehicles secure & out of the elements
- * Investors take note: this property is currently tenanted with an excellent return of \$630 per week, offering an attractive investment option with immediate rental income
- * Structural warranty until August 2029 - peace of mind

The property details are as follows:

- * House size: 165m²
- * Exclusive area: 237m²
- * Common property: 283m²
- * Total block size: 521m²
- * No body corporate fees, just shared insurance

The location couldn't be more convenient! You'll be minutes away from:

- * Beenleigh State School (1.2km) & Beenleigh State High School (1.5km) - great for families with school-aged children
- * Trinity College (1.8km) - a top private school in the area
- * Holmview Train Station (1.6km) & Beenleigh Train Station (2km) - easy access to public transport for a smooth commute
- * Beenleigh Marketplace (2.2km) - all your shopping needs in one place, plus cafes, restaurants & more
- * Just a 5-minute drive to the M1 Motorway, offering convenient routes to both Brisbane & the Gold Coast

This home is the perfect combination of modern living & location, making it an ideal choice for families or investors. Don't miss out on this outstanding opportunity - contact us today to arrange a viewing before it's snapped up!



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More About this Property

Property ID	1W4XGRF
Property Type	House
Land Area	521 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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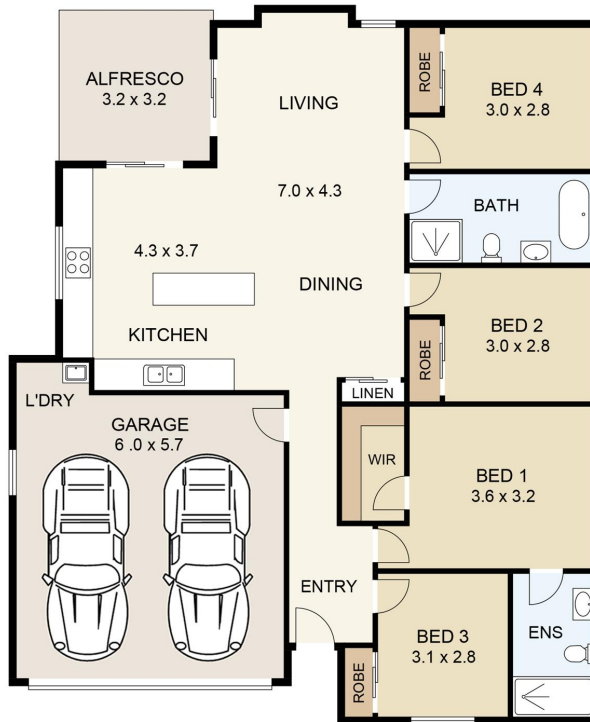
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Floor Plan

1 MAROOCHY CRESCENT



SCALE UNIT IS IN METRES

INTERNAL : 153m²
EXTERNAL : 10m²

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.