



Beenleigh, 18 Charles Street

CHARACTER-FILLED QUEENSLANDER WITH TRUE DUAL LIVING & PRIME CENTRE ZONING!

Positioned in the heart of Beenleigh's Prime Centre Zoning, 18 Charles St is a rare find - a fully functional dual-living Queenslander with separate tenancies, driveways & endless potential. Whether you're an investor, business owner or homebuyer looking for flexibility, this property offers style, space & future growth in a high-demand location!

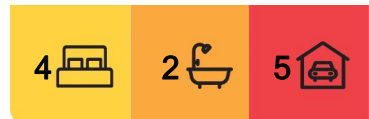
Key Features:

Upstairs Residence (Vacant & Ready to Occupy)

- * Classic Queenslander charm - high ceilings, timber floors & VJ paneling throughout
- * 3 generously sized bedrooms + sunroom - flexible space for a study or relaxation area
- * Gorgeous kitchen with stone benchtops & ample storage - large freestanding gas stove & dishwasher
- * Open-plan living & dining - light-filled & welcoming
- * Stylish bathroom - clawfoot bathtub, floor-to-ceiling tiles & modern glass shower



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 \$899,000

View
l.jhooker.com.au/1WFUGRF

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LJ Hooker Beenleigh
(07) 3807 7900

- * Back deck - perfect for morning coffee or catching breezes
- * Separate gated entrance - complete independence from downstairs
- * Rental appraisal of \$550-\$580/week

Downstairs Residence (Currently Tenanted at \$330/week)

- * Fully self-contained with private entry - perfect for rental income or extended family living
- * Well-appointed kitchen & bathroom - designed for convenience & functionality
- * Generous open-plan living & dining - great for a home business or maximising rental returns
- * Flexible multi-purpose rooms - ideal as bedrooms, a home office, or additional storage
- * Covered outdoor patio & courtyard - a peaceful & private space to unwind
- * Dual access with sliding doors & roller door entry - adaptable to suit your needs
- * Separately gated & secure double carport - enough space for everyone
- * Rental appraisal of \$310-\$340/week

Extra Features:

- * Dual driveways & multiple carports - ample parking for both residences
- * Solar panels - energy efficiency & cost savings
- * Flat, usable 620m² block with Prime Centre Zoning - ideal for future development or business use (STCA)
- * Fully fenced yard - security & privacy for both tenants

Unbeatable Location:

- * Beenleigh CBD at your doorstep - cafes, shopping & professional services
- * Easy access to Beenleigh Train Station & M1 - quick connection to Brisbane & Gold Coast

Coast

- * Close to schools - Trinity College, Beenleigh State High & more
- * Centre Zoning - Endless Potential! - Mixed-use possibilities for future growth

A true dual-living Queenslander in one of Beenleigh's most sought-after locations! Contact us today to secure this incredible opportunity!



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More About this Property

Property ID	1WFUGRF
Property Type	House
Land Area	620 m2
Including	Study Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels

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Floor Plan

18 CHARLES STREET

0m 1m 2m 3m 4m 5m

SCALE UNIT IS IN METRES

INTERNAL : 274m²
EXTERNAL : 119m²

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