

3 Alamein Street, Beenleigh

## Unlock the Potential: A Premier Development & Investment Opportunity in Beenleigh, 1,004m<sup>2</sup> of Rare Versatility | Zoned for Apartment Growth.

Rarely does a property combine immediate rental security with such expansive future horizons. Nestled in a high growth pocket of Beenleigh, this 1,004m<sup>2</sup> level allotment is more than just land it is a strategic canvas for investors, developers, and visionaries.

Whether you are looking to land bank for long term capital appreciation or break ground on a sophisticated multi unit project, this site offers the perfect foundation.

Here's what's on offer:

- Zoning: Low-Medium Density Residential - Apartment - allowing for a range of medium-density housing options (STCA)
- Solid 3-bedroom home with polished timber floors & updated kitchen - currently tenanted on a Periodic lease.
- Air conditioning to the lounge & main bedroom - plus ceiling fans in

3 1 2

### FOR SALE

Please Call

### AGENTS

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### 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.



- all bedrooms & living spaces
- High ceilings throughout - adding to the home's sense of space & tenant appeal
- Huge covered entertaining area - ideal for outdoor living & low-maintenance appeal
- Drive-through side access to the rear yard.
- Covered carport with extra height - easily accommodates boats, caravans or work vehicles
- Double bay shed at rear - great for extra storage or workshop space for tenants
- Spacious covered entertaining area - low-maintenance lifestyle that renters love

Walkable convenience is a key value-add for any investment:

- Just 600m to Beenleigh Bowls Club
- 1.1km to Beenleigh Train Station - ideal for commuters
- 1.2km to Beenleigh Market Place - all your shopping essentials close by
- 550m to Aldi - easy access to everyday groceries
- 1.5km to Trinity College - sought-after schooling option
- 900m to St Joseph's - convenient for families with young children
- Under 700m to both Beenleigh High & Beenleigh State School - walkable distance for students
- Quick access to the M1 North & South - seamless travel to Brisbane or the Gold Coast

With zoning already in place & plenty of room to add value, this property is ready to work for you now & into the future.

Get in touch today to register your interest & explore the many possibilities this property has to offer!

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 1WYBGRF              |
| Property Type | House                |
| Land Area     | 1004 m2              |
| Including     | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

### Trina Wilson 0427 188 500

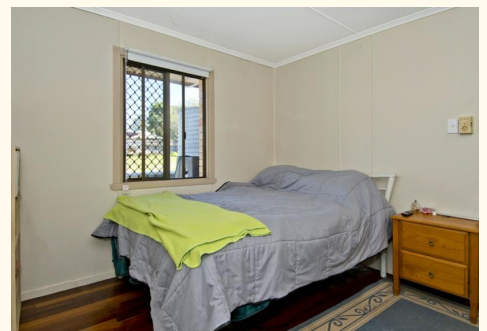
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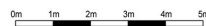
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Floor Plan



SCALE UNIT IS IN METRES

INTERNAL : 112 m<sup>2</sup>  
EXTERNAL : 84 m<sup>2</sup>

3 ALAMEIN STREET

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