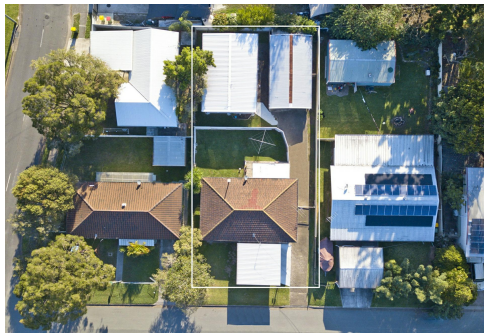




## Beenleigh, 4 & 4A Maroochy Crescent

WHY HAVE 1 WHEN YOU CAN HAVE 2?

Situated on a generous 718 sqm block, this property offers a rare opportunity for dual living, or a fantastic additional to your investment portfolio. Featuring a lowset brick & tile 3-bedroom home, along with a 2023-built, separately tenanted 2-bedroom granny flat, this property is perfect for those looking for flexibility, ample space, or convenient location. With a combined rental return of \$980/week & no body corporate fees, you can't get better than this!

The main house offers:

- \* Spacious, open-plan living & dining area with direct access to the yard - air-conditioned for year-round comfort
- \* Functional kitchen with good storage space & chance to add your own touches
- \* Wood-look vinyl flooring in high-traffic areas - easy cleaning
- \* Updated bathroom with separate bath & shower - toilet is also separate for convenience
- \* Generously sized 3 bedrooms - main with triple built-ins



**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.

5

2

6

**For Sale**

Offers Over \$899,000

**View**

[ljhooker.com.au/1UK1GRF](https://ljhooker.com.au/1UK1GRF)

**Contact**

**Trina Wilson**

0427 188 500

[trina.wilson@ljhbeenleigh.com.au](mailto:trina.wilson@ljhbeenleigh.com.au)

**Brianna Dobbie**

0459 966 749

[ea1@ljhbeenleigh.com.au](mailto:ea1@ljhbeenleigh.com.au)

**LJ Hooker Beenleigh**  
(07) 3807 7900

- \* Internal laundry with shelf space
- \* Unwind on the undercover alfresco - low-maintenance backyard, offering a peaceful retreat to relax after a long day
- \* Double carport - keep your cars tucked away from the elements
- \* Tenanted at \$500/week until January 2025

What makes the Granny Flat special:

- \* Newly 2023-built - all the hard work has already been done!
- \* Front deck with ceiling fan - perfect place to enjoy a morning coffee
- \* Open-plan living, dining & kitchen area - ceiling fan & air-conditioned to keep cool in the warmer months
- \* Generous car accommodation - double-car lock-up garage + double car port
- \* Contemporary kitchen - fitted with stone benches & modern appliances including a dishwasher
- \* Both bedrooms feature built-in wardrobes & ceiling fans - providing ample storage & ventilation
- \* Modern bathroom with shower & marble-look tiles - laundry located here too
- \* Separately fenced & tucked behind the main house - for that added level of privacy
- \* Tenanted at \$480/week until July 2025

The location can't get any better:

- 1.8km to St Joseph's
- 2.3km to Trinity College
- 2.4km from Beenleigh State High School
- 2km from the Beenleigh CBD & train station
- 5 minutes to the M1 both North & South

This property is already bringing in income & properties like this are rarely available in Beenleigh. Contact us today to see if we can secure this fantastic opportunity for you!

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 1UK1GRF |
| Property Type | House   |
| Land Area     | 718 m²  |

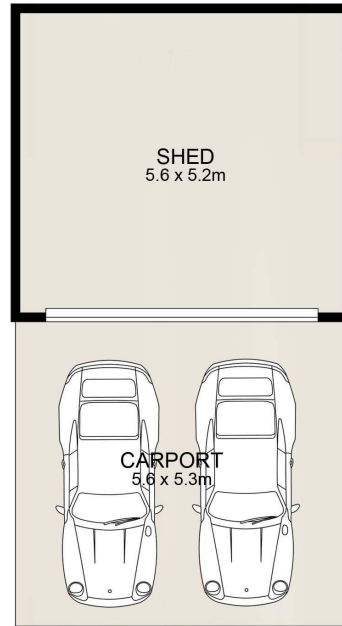
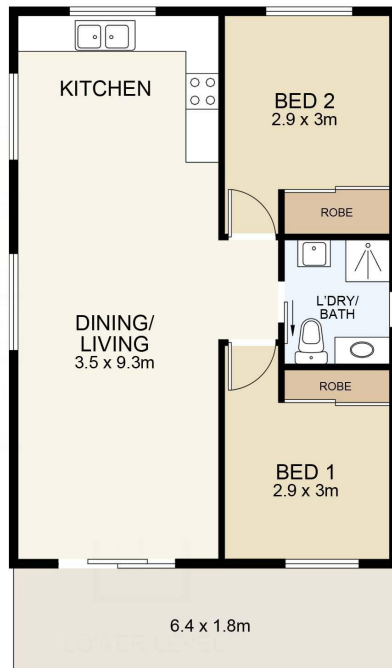
**Trina Wilson 0427 188 500**  
 Sales Manager & Co-Owner | trina.wilson@ljhbeenleigh.com.au  
**Brianna Dobbie 0459 966 749**  
 Executive Assistant to Trina Wilson | ea1@ljhbeenleigh.com.au

**LJ Hooker Beenleigh (07) 3807 7900**  
 14-16 James Street, BEENLEIGH QLD 4207  
 beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



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**(07) 3807 7900**



4A MAROOCHY CRESCENT

0m 1m 2m 3m 4m 5m SCALE UNIT IS IN METRES

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

INTERNAL : 62m<sup>2</sup>  
EXTERNAL : 68 m<sup>2</sup>