



4 Meadow Crescent, Beenleigh

THE ULTIMATE ALL-ROUNDER| 728m² Block | Prime Location!

Attention First Home Buyers & Savvy Investors! If you've been looking for "good old-fashioned value" in a skyrocketing market, this is it. Positioned perfectly in the growth corridor between Brisbane and the Gold Coast, this secure brick and tile gem offers the perfect blend of immediate comfort and massive future potential.

First Home Buyers - Why you will love living here!
Move straight in -Updated flooring throughout bedrooms and large wardrobe in main for storage and organisation.

- Space to Breathe: Two separate internal living areas means no fighting over the TV remote.
- The Ultimate Backyard: A massive, fully fenced 728m² yard - safe for the kids and pets to roam free.
- Entertainer's Dream: A large, covered, and fenced outdoor area ready for Sunday BBQs with friends.
- Room for the Toys: Lock-up carport with side access plus two garden sheds for all your storage needs.

INVESTORS| Why the numbers stack up!

- High Yield Potential: Huge demand for low-set family homes in this

3 1 1

FOR SALE
Offers Over \$849,000

VIEW
Wed 10th Jun @ 5:00PM - 5:30PM

AGENTS
Trina Wilson
0427 188 500
trina.wilson@ljhbeenleigh.com.au

Adam Randell
0409 692 338
adam.randell@ljhbeenleigh.com.au

AGENCY
LJ Hooker Property Collective
(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.

LJ Hooker

- corridor ensures low vacancy and strong rental returns.
- " Granny Flat Potential: The 728m² block and side access provide the perfect footprint for a secondary dwelling (STCA) to double your income.
- Strategic Location: Just 9 mins to Beenleigh CBD, walking distance to the bus stop, and easy access to the train stations and the M1.
- Low Maintenance: Solid brick and tile construction means lower upkeep and better long-term depreciation.

LOCATION IS EVERYTHING

Commute: Conveniently between Brisbane & Gold Coast.

- Fun: 28 mins to World-Class Theme Parks & 22 mins to Mt Tamborine.
- Lifestyle: Minutes from fishing spots at Jacobs Well, shops and entertainment facilities.
- Education: A choice of both private and public schools in the region.
- Don't miss out-properties of this block size and potential are disappearing fast!

MORE DETAILS

Property ID	1XPNGRF
Property Type	House
Land Area	728 m2

Trina Wilson 0427 188 500

Director & Sales Manager | trina.wilson@ljhbeenleigh.com.au

Adam Randell 0409 692 338

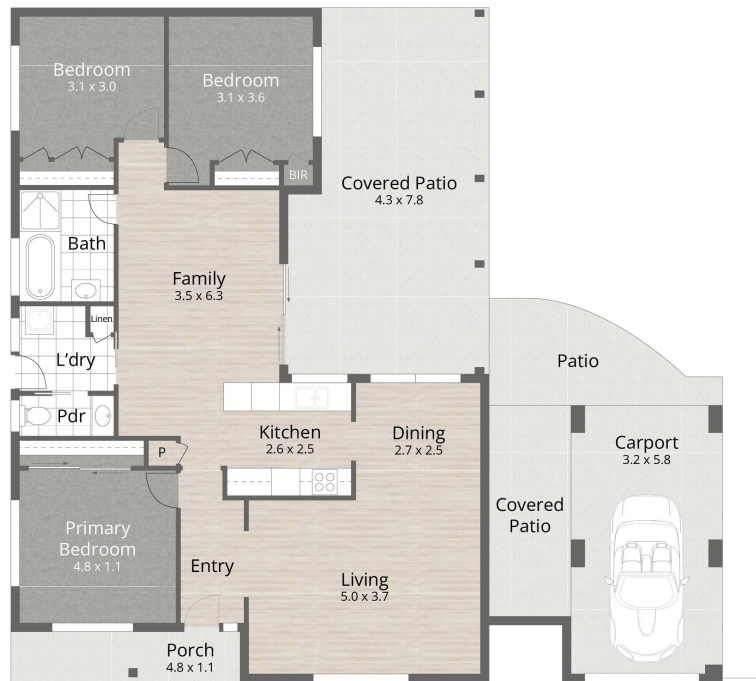
Sales & Marketing Agent | adam.randell@ljhbeenleigh.com.au

LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

propertycollective.ljhooker.com.au | bso@ljhbeenleigh.com.au





4 MEADOW STREET, BEENLEIGH



103 m²
Internal
71 m²
External

174 m²
Total

ADAM RANDELL - 0409 692 338
SANTOSH VAJJALA - 0459 966 749

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.