






6 Quarrian Crescent, Beenleigh

## Spacious Living with a Standout Basement Retreat!

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present 6 Quarrian Crescent, Beenleigh - a home that brings together everyday comfort with a twist of character. Set on a generous 627sqm block, this versatile property offers spacious open-plan living, a well-appointed kitchen, and a standout basement level complete with a recreation room and bar - perfect for entertaining or creating your own retreat. With a large backyard, side access, and flexible living options, this home is ideal for families, investors, or anyone looking for something a little different.

### Property Features:

- Four generously sized bedrooms, perfectly suited for growing families
- One well-appointed bathroom featuring both a relaxing bathtub and separate shower
- Spacious kitchen designed for practicality, with ample room to cook, create, and connect
- Light-filled open plan living and dining area, ideal for both everyday living and entertaining
- Split system air conditioning complemented by ceiling fans for year-round comfort

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### FOR SALE

Offers Over \$799,000

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Eileen Chen  
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### AGENCY

LJ Hooker Property Collective  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Internal laundry conveniently located in the basement
- Unique basement level offering exceptional versatility, including:
  - \* A dedicated recreation room - ideal as a games room or media retreat
  - \* Built-in bar area ready for entertaining guests
  - \* Additional multi-purpose room, perfect as a potential fifth bedroom, home office, or guest accommodation
- Covered carport providing secure off-street parking
- Lock-up shed delivering valuable extra storage or space for additional vehicles
- Side access - ideal for trailers, boats, or additional vehicles which can be parked on the concrete slab located in the backyard
- Expansive 627sqm block with a spacious backyard, perfect for families, pets, or future enhancements

#### Investment Highlights:

- Strong rental appeal driven by flexible living options and additional basement space
- Rental appraisal of \$850 - \$875 approx. per week
- Positioned within the high-growth Beenleigh corridor
- Potential for dual-living or extended family accommodation (STCA)

#### Why Beenleigh?

Perfectly positioned between Brisbane and the Gold Coast, Beenleigh continues to be a sought-after suburb for its convenience and lifestyle. With easy access to the M1, public transport, schools, shopping centres, and local parks, everything you need is right at your doorstep. Whether you're commuting, investing, or settling down, this location offers the perfect balance of accessibility and community living.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

#### MORE DETAILS

Property ID	1XJ7GRF
Property Type	House
Land Area	627 m2
Including	Air Conditioning Workshop Built-in-Robes Fully Fenced

#### Eileen Chen 0452 352 547

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#### Benjamin Waite 0431 265 700

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#### LJ Hooker Property Collective (07) 3807 7900

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6 QUARRAIN CRESCENT, BEENLEIGH

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167 m<sup>2</sup>  
Internal  
 29 m<sup>2</sup>  
External

**196 m<sup>2</sup>**  
Total

EILEEN CHEN - 0452 352 547  
 BENJAMIN WAITE - 0431 265 700

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.