



89 Lehmans Road, Beenleigh

## The Ultimate Family Upgrade! Multi-Living, Modern & Spacious!

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present 89 Lehmans Road, Beenleigh - a home that ticks all the right boxes and then some. Sitting proudly on a generous 771m<sup>2</sup> block, this beautifully updated property combines modern comforts with practical living, offering plenty of space for families, entertainers, and savvy investors alike. With fresh upgrades, multiple living zones, including a versatile downstairs separate living area, and a backyard made for memory-making, this is a home where lifestyle truly takes centre stage. Offering flexibility for larger families or dual living potential, the home is currently utilised as a five-bedroom residence.

### Property Features:

- 5x well-sized bedrooms
- 2x Lower bedrooms below legal height but are currently used as bedrooms\*
- Additional versatile spaces allowing the home to be used as a 5-bedroom layout
- Separate downstairs living area ideal for extended family, guests, or a teenage retreat

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### FOR SALE

UNDER CONTRACT- CALL EILEEN & BEN

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Beenleigh  
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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.



- 2 modern, stylish bathrooms
- Double lock-up garage providing secure parking
- Expansive 771m<sup>2</sup>; block offering space and privacy
- Large backyard perfect for kids or pets
- Solar panels for energy efficiency and reduced power bills
- Undercover alfresco area, ideal for entertaining year-round
- Beautiful elevated views to enjoy daily
- Modern, spacious kitchen with ample storage
- Open plan living and dining area filled with natural light
- Split system air conditioning in every bedroom for year-round comfort
- Internal laundry with convenient external access
- Plenty of storage throughout the home
- Recent upgrades including new retaining and fencing, new alfresco ceiling fans and lighting, and freshly painted interiors

#### Investment Highlights:

- Rental appraisal approximately \$780-\$810 per week
- Strong rental demand in a central Beenleigh location
- Low-maintenance property with recent upgrades completed
- Energy-efficient features appealing to tenants and owners alike
- Positioned in a high-growth corridor between Brisbane and the Gold Coast

#### Why Beenleigh?

Beenleigh is a suburb on the rise, offering exceptional convenience and connectivity for modern living. With easy access to the M1, commuting to Brisbane or the Gold Coast is a breeze. Local schools, shopping centres, parks, and public transport are all within close reach, making this an ideal location for families and professionals alike. With its blend of lifestyle, affordability, and accessibility, Beenleigh continues to be a smart choice for those looking to call somewhere home.

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	1XH8GRF
Property Type	House
Land Area	771 m <sup>2</sup>

#### Eileen Chen 0452 352 547

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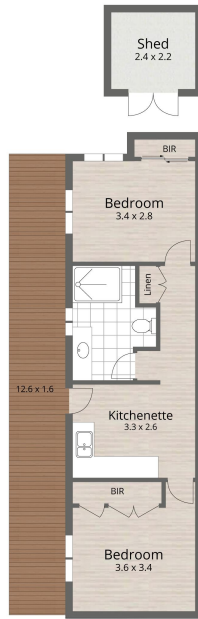
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**1st Floor**



**2nd Floor**



**SITE PLAN**

**89 LEHMANS ROAD, BEENLEIGH**



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2



2

141 m<sup>2</sup>  
Internal  
65 m<sup>2</sup>  
External

**206 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.