






89 Lehmans Road, Beenleigh

Submit all Offers- Spacious Family Home with Endless Flexibility!

Contact Eileen and Ben today to secure your inspection - the sellers are motivated, and opportunities like this do not last!

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present 89 Lehmans Road, Beenleigh - a beautifully updated family home delivering space, flexibility, lifestyle, and exceptional value on a generous 771m² block. Perfectly positioned to capture elevated views and cooling breezes, this move-in ready property offers the ultimate balance of comfort and entertaining. Imagine waking up each morning to peaceful outlooks, enjoying your morning coffee overlooking the treetops, and spending weekends hosting family BBQs and celebrations under the expansive undercover alfresco area while the kids and pets enjoy the huge backyard.

Designed for growing families, entertainers, or buyers seeking additional living flexibility, this home offers multiple living zones, modern upgrades, and versatile spaces that adapt to your lifestyle. Whether you're accommodating teenagers, extended family, working from home, or simply wanting extra room to spread out, this property

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FOR SALE
\$999,000 - \$1,099,000

VIEW
Thu 28th May @ 5:00PM - 5:30PM

AGENTS
Eileen Chen
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AGENCY
LJ Hooker Beenleigh
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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**

delivers endless possibilities. With clear instructions from the sellers to present all offers, buyers are strongly encouraged to act quickly - homes offering this much lifestyle, space, and value are being snapped up fast.

Property Features:

- 3x bedrooms upstairs featuring built in robes
- 2x additional multipurpose rooms downstairs with built in robes, currently utilised as bedrooms
- Please note these rooms are below legal height and are not approved as bedrooms*
- Flexible floorplan offering the functionality of a 5-room home
 - Separate downstairs living area ideal for extended family, guests, teenagers, or a private retreat
- 2 modern, stylish bathrooms
- Double lock-up garage providing secure parking
- Expansive 771m²; block offering space, privacy, and room for the whole family
- Large backyard perfect for kids, pets, or future entertaining additions
- Solar panels for energy efficiency and reduced power bills
- Huge undercover alfresco entertaining area perfect for BBQs, birthday parties, family gatherings, and year-round entertaining
- Beautiful elevated views and cooling breezes to enjoy daily
- Modern, spacious kitchen with ample storage overlooking the living and entertaining spaces
- Open plan living and dining area filled with natural light
- Split system air conditioning in every room 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 already completed
- Energy-efficient features appealing to tenants and owner-occupiers alike
- Positioned in a high-growth corridor between Brisbane and the Gold Coast

Why Beenleigh?

Beenleigh continues to grow in popularity thanks to its unbeatable convenience, affordability, and connectivity. Positioned perfectly between Brisbane and the Gold Coast, this thriving suburb offers easy M1 access, excellent public transport options, local schools, shopping centres, cafes, parks, and family-friendly amenities all close by. It's a suburb that delivers both lifestyle and practicality - making it an ideal place to live now and invest in for the future.

A home where you can entertain with ease, relax with a view, and enjoy the flexibility every growing family craves - all while securing a fantastic opportunity in one of South-East Queensland's fastest-growing pockets. The sellers are committed to achieving a result, and properties offering this much space, versatility, and lifestyle appeal are attracting strong attention. Don't miss your chance - enquire today before it's gone.

Important: While every care has been taken in the preparation of this marketing material, LJ Hooker Beenleigh and its representatives make no warranty as to the accuracy or completeness of the information provided. Interested parties should make and rely upon their own enquiries. Any reference to bedroom count, room usage, or floorplan configuration should not be interpreted as council or building approval. The downstairs multipurpose rooms are below legal height requirements and are not approved as bedrooms.

MORE DETAILS

Property ID 1XH8GRF
Property Type House
Land Area 771 m2
Including Air Conditioning
Balcony
Outdoor Entertaining
Built-in-Robes
Secure Parking
Solar Panels

Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |
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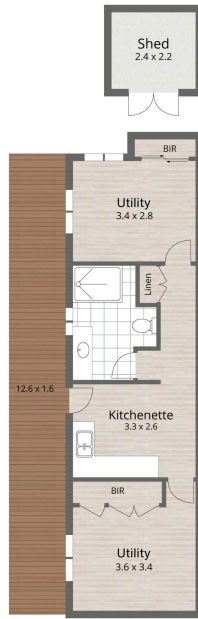
LJ Hooker Beenleigh (07) 3807 7900

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1st Floor



2nd Floor



SITE PLAN

89 LEHMANS ROAD, BEENLEIGH



141 m²
Internal
65 m²
External

206 m²
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.