






9 Beverley Street, Beenleigh

## Beautifully Updated & Ready to Enjoy! Peaceful, Private & Packed with Potential!

Enjoy the peace & privacy of this beautifully updated solid brick home, nestled in a quiet, leafy street in a highly sought-after area of Beenleigh. This inviting residence offers a perfect blend of modern style, practicality, & future potential. Positioned on a generous 615m<sup>2</sup> block in a Low-Density Residential zone, it's a hidden gem ready for you to move straight in & enjoy.

A Glimpse of Your New Home:

- **Stylish & Modern Living:** Recently updated & ready for immediate enjoyment, featuring stylish tiled flooring & elegant timber floorboards throughout the rest of the home.
- **Spacious Kitchen:** A beautiful big kitchen with lots of cupboard space, perfect for the home cook.
- **Comfort & Cool:** Living areas are spacious & airy, featuring new fans & air conditioning for year-round comfort.

3  1  2 

**FOR SALE**  
offers over \$849,000

### AGENTS

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### AGENCY

LJ Hooker Beenleigh  
(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**

- **Generous Bedrooms:** Three comfortable & generous sized bedrooms, all with large built-in wardrobes, plus an extra linen wardrobe for ample storage.
- **Modern Bathroom:** A sleek & modern bathroom upstairs, plus a convenient downstairs toilet.
- **Outdoor Relaxation:** A stunning timber verandah at the front of the house-ideal for relaxing, taking in the fresh air, & enjoying the views.
- **Energy Efficient:** Benefit from solar hot water, helping to keep your energy bills low.
- **Development Potential:** Great potential to build out & create extra living space underneath, with plenty of storage already available.
- **Location, Location, Location:**
- **Set in a fantastic, family-friendly location** with easy access to everything you need:
- **Commuter Convenience:** Just 2 minutes from access to the M1, ensuring easy travel between Brisbane & the Gold Coast.
- **Parks & Recreation:** Doug Larsen Park & the Beenleigh BMX track are just around the corner.
- **Schools & Amenities:** Close to schools, shops, medical centers, & the Beenleigh CBD

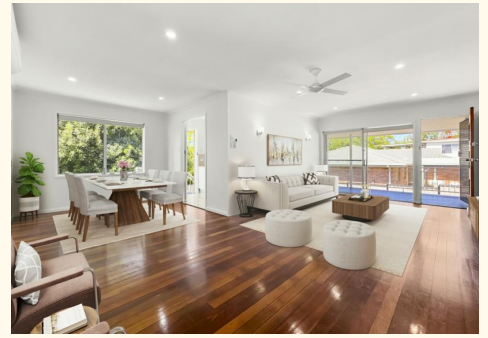
This is a rare opportunity to secure an updated, peaceful, & practical home in a great spot in Beenleigh.

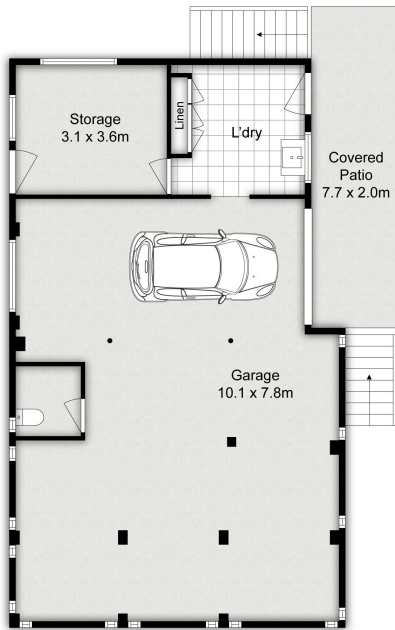
## MORE DETAILS

Property ID	1X6BGRF
Property Type	House
Land Area	615 m2

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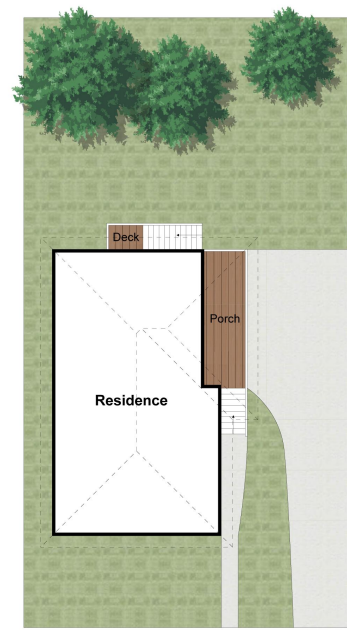




1ST FLOOR



2ND FLOOR



SITE PLAN

9 BEVERLEY STREET, BEENLEIGH

Trina Wilson - 0427 188 500



Internal: 196m<sup>2</sup> | External: 50m<sup>2</sup> | Total: 246m<sup>2</sup>

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.

