




9 Ilona Court, Beenleigh

Spacious Suburban Living with Unlimited Uplift Potential - Dual Occupancy or Auxiliary Dwelling Opportunity

The generous 835m² allotment offers a prime footprint for an auxiliary dwelling or "Granny Flat" (STCA), ideal for generating dual-rental income or accommodating multi-generational living. With ample clearance from the main residence, you can maintain privacy while maximising your property's total yield.

Expansive 835m² allotment providing a vast, private sanctuary for children to play and pets to roam with absolute freedom. Nestled at the end of a peaceful court, 9 Ilona Court combines the best of indoor comfort with an impressive outdoor footprint. Whether you're a hobbyist taking advantage of the two sheds or a family making the most of the generous space, this property delivers a relaxed lifestyle full of opportunity in a sought-after Beenleigh location.

Dual 3x3m garden sheds offering abundant external storage for tools and equipment to keep your home and yard perfectly organised.

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FOR SALE

Offers over \$849,000

AGENTS

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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.

 **LJ Hooker**

Split system air conditioning in the dining area ensuring the entire open-plan kitchen and living space remains cool and inviting during the warm Queensland summer.

Functional two-way bathroom creating an effortless ensuite-style experience for the master suite while maintaining convenient access for guests.

Covered car accommodation for up to 3 vehicles sheltering them from the elements and providing peace of mind regardless of the weather.

Quiet cul-de-sac location offering a peaceful, low-traffic environment that ensures safety and tranquility for your family.

Ceiling fans in all bedrooms promoting consistent airflow and a restful night's sleep in every corner of the home.

Seamless open-plan kitchen and living flow which ensures easy entertaining when hosting friends and loved ones.

Covered entertaining area with a built-in bar, creating the perfect setting for effortless and lively social gatherings.

Conveniently located within a short distance to the M1 Motorway allowing for an effortless commute to either the Brisbane CBD or the Gold Coast in roughly 30 minutes. Zoned for Beenleigh State School & High School and a short 5 minute to Beenleigh Marketplace for local shopping and amenities.

MORE DETAILS

| | |
|---------------|-------------|
| Property ID | 1XDTGRF |
| Property Type | House |
| Land Area | 835 m2 |
| Including | Toilets (1) |

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Internal Size: 85sqm | External: 141sqm | Total Size: 226sqm

This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omission or miss-statement. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.