



44 Chantilly Crescent, Beerwah




## Brick Home, Spacious Backyard, Quiet Beerwah Location

Welcome to 44 Chantilly Crescent, Beerwah.

The perfect first home, investment or downsizer, offering space, practicality and outstanding potential. Set on a generous 781sqm block, this solid brick residence is in great condition and ready for its next chapter. With its welcoming street appeal and practical layout, this 3-bedroom, 1-bathroom home is ideal for those looking to enter the market or secure a smart investment. With freshly painted interiors, split system air conditioning in the living area and security screens throughout, this home is move in ready.

Step outside and you'll discover where this property really shines - an expansive, flat backyard with rare dual side access on both sides, giving you endless room for boats, caravans, trailers, or future additions. The home is complemented by solar panels on the roof, two garden sheds, and large undercover verandahs on each side, perfect for entertaining or relaxing.

Enjoy glimpses of Mount Tibrogargan from your backyard, all while being just a 15-minute walk to local shops, cafés, and the Beerwah train station, and moments from peaceful acreage surrounds for those

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**FOR SALE**  
CALL JACK

**VIEW**  
By Appointment

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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

country-style morning walks.

#### Key Features We Love:

Solid brick 3-bedroom, 1-bathroom home in great condition  
Freshly painted interiors and professionally cleaned carpets  
Split system air conditioning in the living area  
Security screens throughout  
Solar panels installed on the roof  
Spacious 781sqm block with dual side access on both sides  
Huge flat backyard with plenty of room for all the toys  
Two garden sheds for extra storage plus a small greenhouse  
Large undercover verandahs on both sides of the home  
Double carport with space for additional parking  
Lovely landscaping and excellent street appeal  
Views of Mount Tibrogargan from the backyard  
Walking distance to shops, cafés, schools and train station

This is the kind of property that won't stay on the market for long - a fantastic opportunity to secure a well-positioned home with space to grow and add value over time. Whether you're starting out, investing, or simply looking for a place to call your own, this home is ready to welcome its next owners to build a strong foundation for the future.

Call or Text

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Alex Reyne 5318 7277

#### MORE DETAILS

Property ID	107J0D
Property Type	House
Land Area	781 m <sup>2</sup>

**Jack Cornford 0484 241 803**

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This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floorplan.