



74 Jim Davidson Boulevard, Belivah

## Modern Comfort & Easy Living in the Heart of Belivah

Modern, stylish and move-in ready! Set on a 375m<sup>2</sup> block in a quiet end street within the popular Belivah Estate, this stunning South/South-East facing home captures beautiful morning sun and offers effortless family living. Built in 2024, the light-filled open-plan design flows seamlessly to the outdoor entertaining area and generous backyard, creating the perfect balance of comfort, style and functionality.

Step Inside and Discover:

- 4 Bedrooms | 2 Bathrooms | 2 Car Garage: Contemporary family home showcasing warm earthy tones, a wide welcoming entry, and an open-plan living and dining area designed for easy everyday living
- Master Suite: Spacious retreat featuring a walk-in robe, modern ensuite, block-out blinds and a large front-facing window that fills the room with natural light
- Additional Bedrooms: Three well-sized bedrooms, all complete with mirrored built-in robes, ducted air conditioning, ceiling fans and plush carpet flooring

4  2  2 

### FOR SALE

Offers welcome \$1,000,000 - \$1,100,000

### VIEW

Sat 30th May @ 9:30AM - 10:00AM

### AGENTS

Stacey Shepherd  
0432 576 220  
sales4@ljhbeenleigh.com.au

### 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**

- **Main Bathroom:** Stylish family bathroom featuring a freestanding bathtub, separate frameless glass shower with contemporary fittings and neutral colour palette
- **Modern Kitchen:** Well-appointed with a walk-in pantry, subway tile splash back, quality electric cooktop and oven, ample bench space and seamless connection to the living area
- **Double Garage:** Secure remote garage with internal access, integrated laundry and additional storage potential
- **Outdoor Living:** Outdoor entertaining area overlooking a spacious, fully fenced backyard with plenty of room for children and pets
- **Location & Lifestyle:** Positioned in a peaceful pocket of Belivah Estate, close to schools, childcare facilities, parks, local shopping and convenient M1 access to Brisbane and the Gold Coast

**Property Information:**

- **Rental Appraisal:** Approx. \$775 - \$795 per week
- **Council Rates:** Approx. \$900 - \$1,000 per quarter

Don't wait! Contact us today to arrange your inspection and secure this fantastic opportunity before it's gone.

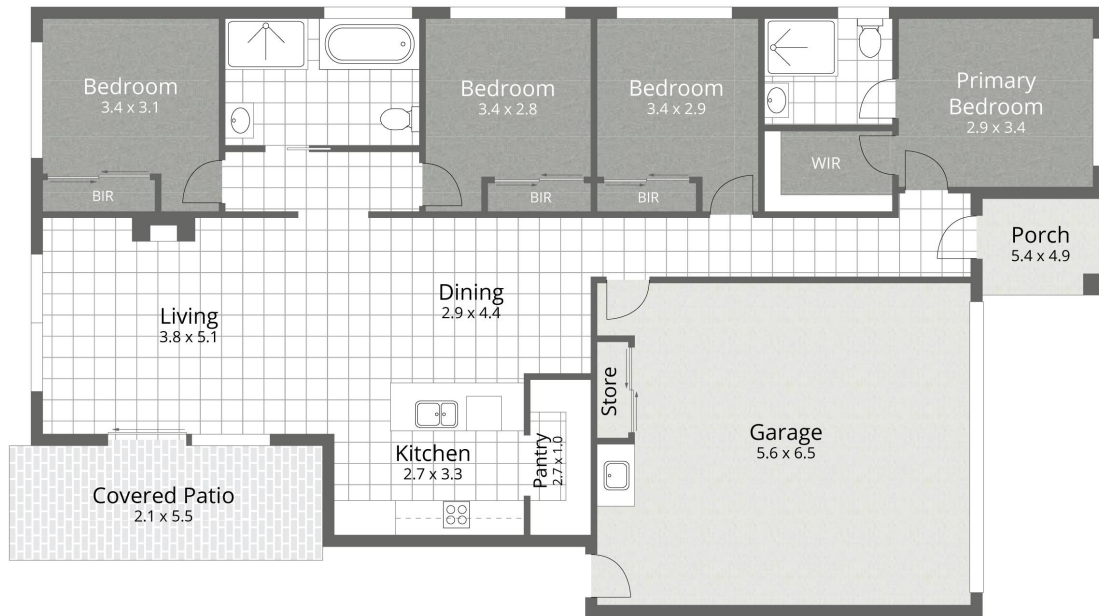
**MORE DETAILS**

Property ID	1XQ8GRF
Property Type	House
Land Area	375 m2

**Stacey Shepherd 0432 576 220**  
Sales and Marketing Specialist | [sales4@ljhbeenleigh.com.au](mailto:sales4@ljhbeenleigh.com.au)

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74 JIM DAVIDSON BLVD, BELIVAH

4  
 2  
 2

125 m<sup>2</sup>  
 Internal  
 51 m<sup>2</sup>  
 External

**176 m<sup>2</sup>**  
 Total

STACEY SHEPHERD - 0432 576 220

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.