



Bethania, 11 Federation Drive

Convenience, Comfort, and Potential - This Property Has It All!

This stunning property, set on a massive 1202 sqm battle-axe block, combines modern comfort with incredible outdoor space and future development opportunities. Perfectly positioned just meters from the train station and local shops, convenience is at your doorstep, making this a standout for families, investors, or anyone looking for room to grow.

Inside:

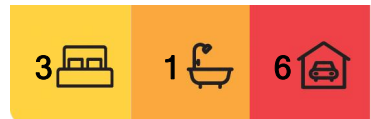
Step into this thoughtfully renovated home and enjoy the open-plan living and dining area, designed for relaxed living and entertaining. The brand-new laundry, bathroom, and toilet provide a fresh, modern touch, making this home truly move-in ready.

- Spacious open-plan living and dining area with air conditioning and ceiling fan
- Mirrored built-ins and ceiling fans in every bedroom for added convenience
- Aircon in the main bedroom, creating a cool and restful retreat



Disclaimer: 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.



For Sale
Offers Over \$749,000

View
ljhookeer.com.au/1W3YGRF

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- Stylish, brand-new laundry, bathroom, and toilet with modern touches throughout

Outside:

The outdoor space on this expansive block is a true highlight. A massive shed with solar panels and roller doors sits at the front, offering the perfect spot for storage, a workshop, a garage, or your next big project. There's also a two-car carport, plus two additional garden sheds for all your tools and gear. The fully fenced block ensures privacy and security, while the large yard provides ample space for outdoor activities or future plans.

- Huge shed with solar panels and roller doors for storage or a workshop
- Two-car carport for convenient covered parking
- Two additional garden sheds to store tools and outdoor equipment
- Fully fenced block for added security and peace of mind
- Expansive yard with ample room for outdoor activities or future projects

Potential:

The large front yard provides a rare opportunity for potential subdivision (STCA), making this property not only a great home but a smart investment. With plenty of space to explore development options, it's perfect for investors or those looking to create something new.

The future potential here is endless!

- Subdivision potential (STCA) with ample space at the front
- Perfect for building a second dwelling or exploring dual-living opportunities
- A great investment opportunity with future growth potential in a prime location

Nearby Amenities:

- Bethania Train Station - 50mtrs
- Bethania Central Shopping Centre - 50mtrs
- Bethania Lutheran Primary School - 1.6km
- Waterford State School - 3.2km
- Bunnings/Aldi + Bethania Lifestyle Centre - 2.3km
- Holmview Shopping Centre (Including Woolworths, Newsagent, Hairdressers & Cafes) - 3.2km
- Approximately 10 minutes from the M1 heading North or South.

This beautifully renovated home is not just a place to live, but an opportunity to grow and invest. With its modern updates, huge block, and incredible potential, it's a rare find in today's market. Keep an eye out - this one won't last long!

More About this Property

Property ID	1W3YGRF
Property Type	House
Land Area	1202 m ²

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11 FEDERATION DRIVE

0m 1m 2m 3m 4m 5m SCALE UNIT IS IN METRES

INTERNAL : 92m²
EXTERNAL : 82m²

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.