



## Bethania, 6 Grace Street

SOLD FOR RECORD PRICE BY KAPIL THAKUR!!

SOLD FOR RECORD PRICE BY KAPIL THAKUR!!

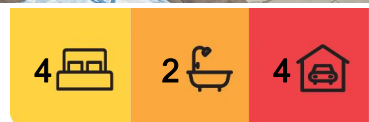
Nestled on a 416m<sup>2</sup> fully fenced corner block, this home offers the perfect blend of comfort, convenience, and practicality. Positioned in a prime location within the suburb, this property is close to all the essentials. Whether you're after a family home or a solid investment, it's ideally situated for easy access to schools, shopping, public transport, and parks. With everything you need just moments away, this home offers the best of both worlds - a private retreat with all the conveniences of modern living right on your doorstep.

What's on offer:

- Low-set brick home on a fully fenced corner block, offering privacy and security for your family
- Open-plan living & dining area providing ample space for family gatherings and everyday life



**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 \$695,000

**View**  
[ljhooker.com.au/1WHHGRF](https://ljhooker.com.au/1WHHGRF)

**Contact**  
**Kapil Thakur**  
0435 372 246  
[sales5@ljhbeenleigh.com.au](mailto:sales5@ljhbeenleigh.com.au)

**LJ Hooker Beenleigh**  
**(07) 3807 7900**

- Spacious kitchen with an electric cooktop, oven, and plenty of storage - ideal for those who love to cook or entertain
- Main bedroom with air-conditioning, ceiling fan, ensuite, and built-in robe - a peaceful retreat with a private bathroom
- Three additional bedrooms, each featuring air-conditioning, ceiling fans, and built-in robes - offering ample storage and comfort
- Main bathroom - recently upgraded with modern finishes
- Massive undercover patio - a perfect space for outdoor entertaining, whether it's BBQs, family dinners, or just relaxing in the fresh air
- Two garden sheds - providing excellent storage for tools, bikes, or outdoor gear, keeping your yard tidy
- Double carport - plenty of space for parking two vehicles, with extra room for a trailer or boat
- Internal laundry - offering ample space for laundry chores and additional storage options
- Solar panels - helping you save on electricity bills while making the most of natural energy

#### Additional Highlights:

- Corner block location - giving you more space, privacy, and street appeal
- Low-maintenance yard - easy to care for, giving you more time to enjoy the things you love
- Great layout - designed to maximise the flow of space, making it ideal for family living or hosting guests
- Upgraded bathrooms - both bathrooms have been thoughtfully renovated to modern standards, ensuring comfort and style
- Rental Appraisal - \$680 - \$720 per week

#### Nearby Amenities:

Bethania Train Station - 850mtrs

Bethania Lutheran Primary School - 800mtrs

Waterford State School - 2.1 km

Bunnings/Aldi - 1.5 km

Bethania Lifestyle Centre - 1.5 km

This home has been carefully maintained and offers great value in a highly sought-after location. With all the practical features and extras, it's ready to move in and enjoy.

For more details or to book an inspection, feel free to reach out.



**LJ Hooker Beenleigh**  
**(07) 3807 7900**

**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.

## More About this Property

<b>Property ID</b>	1WHHGRF
<b>Property Type</b>	House
<b>Land Area</b>	416 m2
<b>Including</b>	Ensuite

**Kapil Thakur 0435 372 246**

Sales Consultant | sales5@ljhbeenleigh.com.au

**LJ Hooker Beenleigh (07) 3807 7900**

14-16 James Street, BEENLEIGH QLD 4207

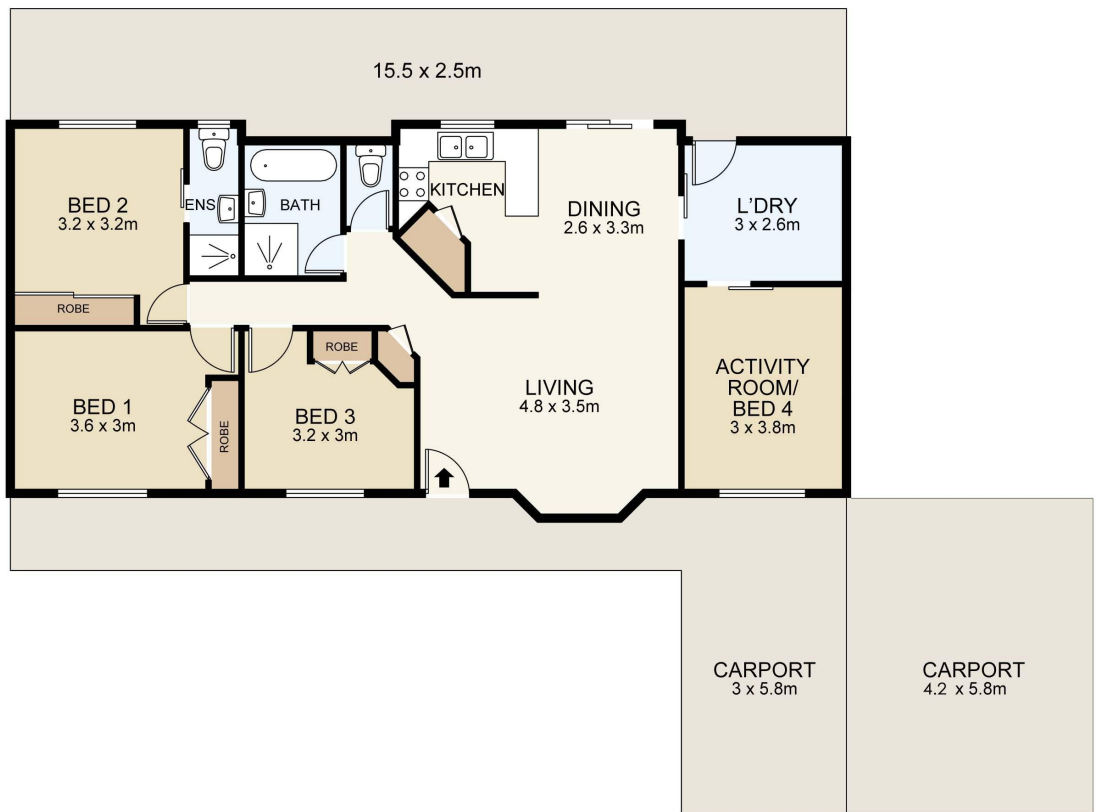
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



**LJ Hooker Beenleigh  
(07) 3807 7900**

**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.



6 GRACE STREET

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

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

INTERNAL : 100m<sup>2</sup>  
EXTERNAL : 65 m<sup>2</sup>