



## Bethania, 96 Federation Drive

MOTIVATED SELLER - NEEDS TO SELL!

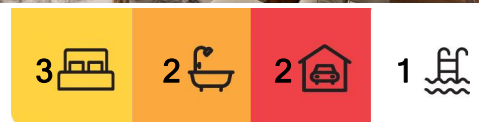
Sellers are committed elsewhere & are ready to sell this beautiful home to you now! This property will certainly take your breath away the moment you step inside & take in this gorgeous home. Situated in the rapidly developing suburb of Bethania, is this renovated 3 bedroom, 2 bathroom, low maintenance brick & weatherboard home on a secure 720m2 block. It is your own private Oasis, hidden away from the hustle & bustle of everyday life. What more could you want?

What's on offer here:

- \* Low set, brick/weatherboard home on an elevated 720m2 block - fully fenced block with electric gate for added security
- \* Brand-new front deck - welcoming entrance into your new home
- \* Sunroom located at the entry of the home - perfect for a home office with raked ceilings & plenty of natural light
- \* Tiled hallway leads to the expansive, sunken loungeroom with high-vaulted ceilings -



**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 \$770,000

**View**  
[ljhooker.com.au/1VXKGRF](http://ljhooker.com.au/1VXKGRF)

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

featuring fireplace, brick feature wall, air-conditioner, ceiling fan, new wood-look floorboards & new balustrade... all the hard work has been done!

- \* Spacious galley-style kitchen - this one is an entertainer's dream... with plenty of storage, dishwasher, stainless steel appliances + walk-in-pantry
- \* Large master bedroom features air conditioner, ceiling fan & impressive walk in robe + double-mirrored built-ins - stunning ensuite completes this fantastic space
- \* 2 remaining carpeted bedrooms - both of great size with ceiling fans, double-mirrored built-ins & plantation shutters
- \* Modern main bathroom with floor to ceiling tiles, over-sized shower with feature dual shower rail, niche shelf & storage - separate toilet for added convenience
- \* A gorgeous laundry with enough space for your washer & dryer - external access straight to the clothesline
- \* Entertain your guests under the HUGE entertainment area, overlooking the beautiful swimming pool with brand-new liner - a lovely entertaining space for those summer days especially with the fantastic breezes!
- \* Garden shed with power - store all of your extras
- \* New solar panels - more money in your pocket!
- \* Tall double carport + side access - perfect for storing your boat or bigger toys!

This property is located in a wonderful, quiet street surrounded by quality homes. You have the benefit of being a short drive to the great Holmview shopping complex so shopping for necessities won't be difficult. Plus, only 2.9km the new Bethania shopping complex including Zaraffas, Chemist Warehouse, Bunnings, Aldi & many other specialty stores. You also have multiple schooling options including Bethania Lutheran Primary School 2.5km, Edens Landing State School 4.5km, 3.6km to Canterbury College & 8.6km to Trinity College. Bethania is also popular for central location to Brisbane & the Gold Coast with the M1 approximately 10 minutes away.

This one simply has it all & with no hard work needed you can simply move in & reap the rewards! So bring yourself along to inspect as soon as possible to avoid the disappointment of missing out.

\*\*\* Internal photos coming soon



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## More About this Property

<b>Property ID</b>	1VXKGRF
<b>Property Type</b>	House
<b>Land Area</b>	720 m2
<b>Including</b>	Air Conditioning Pool Fire Place Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Trina Wilson 0427 188 500**

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96 FEDERATION DRIVE

0m 1m 2m 3m 4m 5m

SCALE UNIT IS IN METRES

INTERNAL : 135m<sup>2</sup>  
EXTERNAL : 52 m<sup>2</sup>

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