



Bethania, 108/6-44 Clearwater Street

ANOTHER STREET RECORD SALE BY KAPIL!!

ANOTHER STREET RECORD SALE BY KAPIL THAKUR!!

Offering modern living with extra outdoor space, this townhouse is a standout! Whether you're looking for a comfortable home or a smart investment, this one delivers with a well-designed layout, quality finishes, and fantastic complex amenities.

Inside:

- Three generous bedrooms, all with built-in wardrobes and ceiling fans
- Master bedroom with ensuite, walk-in wardrobe, and private balcony
- Air-conditioned open-plan living and dining area
- Stylish kitchen with stone benchtops, modern appliances, and ample storage
- Built-in study nook, perfect for work or study
- Family bathroom with shower, bathtub, and additional storage
- Separate laundry and a convenient powder room/guest toilet downstairs



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.

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For Sale

Offers Over \$599,000

View

ljhooker.com.au/1WJAGRF

Contact

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LJ Hooker Beenleigh
(07) 3807 7900

Outside:

- Massive private courtyard - perfect for entertaining, kids, or pets
- Covered patio for year-round outdoor enjoyment
- Single lock-up garage plus an extra driveway space
- Only one direct neighbour for added privacy

Complex Perks:

- Swimming pool
- Well-equipped gym
- Picnic area and beautifully maintained gardens
- On-site management

Rental Appraisal:

- \$580 - \$640 per week

Location Highlights:

- Bethania train station 800mtrs
- Bethania Waters shops 900mtrs
- Bethania Lutheran School 2.3km
- Holmview shopping complex 4km(including Woolworths, Restaurants, Newsagent, Hairdressers & Cafes)
- Waterford State School 4km
- Bethania Lifestyle Centre + Bunnings/Aldi - 3.1km plus numerous sports facilities & shopping options. You are also approximately 10 minutes from the M1 heading North or South.

With shops, transport, and parklands just minutes away, this townhouse offers space, comfort, and convenience. Don't miss your chance - book an inspection today!

More About this Property

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|----------------------|-----------|
| Property ID | 1WJAGRF |
| Property Type | Townhouse |
| Land Area | 143 m2 |
| Including | Ensuite |

Kapil Thakur 0435 372 246

Sales Consultant | sales5@ljhbeenleigh.com.au

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