



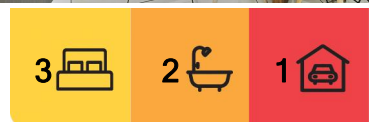
## Brendale, 73/350 Leitchs Road

Chic and Spacious Townhouse in Brendale's Prime Community!

Step inside this stunning townhouse, perfectly blending modern style with functional living. Located in a sought-after, family-friendly complex, this property offers a fantastic lifestyle opportunity for first-home buyers, families, or savvy investors. The bright, airy interiors and thoughtful layout create a welcoming vibe from the moment you enter. Plus, with the added bonus of access to two sparkling communal pool, plus a Gym, every day feels like a holiday!

Welcome to Brendale!

Nestled in the heart of Moreton Bay, Brendale is a thriving suburb offering the best of both worlds—a tranquil community feel with convenient access to Brisbane's bustling CBD. This area boasts an array of parks, walking tracks, and local amenities, including shopping hubs, schools, and public transport links. Whether you're a young professional, growing family, or retiree, Brendale offers something for everyone. With nearby restaurants, cafes,



**For Sale**  
\$599,000 - \$629,000

**View**  
[ljhooker.com.au/1W9YGRF](http://ljhooker.com.au/1W9YGRF)

**Contact**  
**Jackson Burley**  
0432 576 220  
[sales3@ljhbeenleigh.com.au](mailto:sales3@ljhbeenleigh.com.au)

**Benjamin Waite**  
0431 265 700  
[sales1@ljhbeenleigh.com.au](mailto:sales1@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.

and entertainment options, you'll never run out of things to do!

#### Your New Property Features:

- Three spacious bedrooms: All bedrooms include built-in wardrobes, with the main bedroom featuring a private balcony, perfect for your morning coffee or evening relaxation.
- Master retreat: The main bedroom is fitted with air conditioning and includes a sleek ensuite for added privacy and convenience.
- Open-plan living and dining area: The heart of the home boasts a modern, tiled living space that flows seamlessly into the kitchen and dining area, creating an inviting space to entertain guests.
- Contemporary kitchen: Equipped with stainless steel appliances, a dishwasher, plenty of storage, and a breakfast bar-this kitchen is both stylish and practical.
- Air conditioning: Keep cool during Queensland's summers with split-system air conditioning in the living area and master bedroom.
- Convenient laundry: A separate laundry with outdoor access includes a washer and dryer, making household chores a breeze.
- Covered outdoor patio: The private alfresco area is ideal for weekend BBQs or simply enjoying the outdoors in your low-maintenance backyard.
- Secure single garage: With internal access, your car and storage needs are covered.
- Access to two complex pools: Cool off and relax at the beautifully maintained communal pools, just steps from your front door.
- Exclusive Community Gym: Sweat it out in a regularly maintained and cleaned Community Gym.

#### Your Investment Figures:

- Body corporate fees:
  - Admin Fund: \$810.91 per quarter
  - Sinking Fund: \$243.34 per quarter
  - Insurance Contribution: \$180.81 per quarter
- Rental appraisal: The property is expected to achieve between \$590 and \$630 p/w, reflecting the current market conditions.
- Potential yield: Based on a weekly rental income of \$610 (midpoint), the potential gross rental yield is approximately 6.4%.

Whether you're looking to move into a welcoming community or expand your property portfolio, this Brendale beauty has it all! Don't miss out on this opportunity to secure your slice of paradise. Reach out today to schedule a viewing or discuss how this property can be your next great investment.



**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>	1W9YGRF
<b>Property Type</b>	Townhouse
<b>Land Area</b>	147 m2

### Jackson Burley 0432 576 220

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

### Benjamin Waite 0431 265 700

Licensed Real Estate Agent | sales1@ljhbeenleigh.com.au

### LJ Hooker Beenleigh (07) 3807 7900

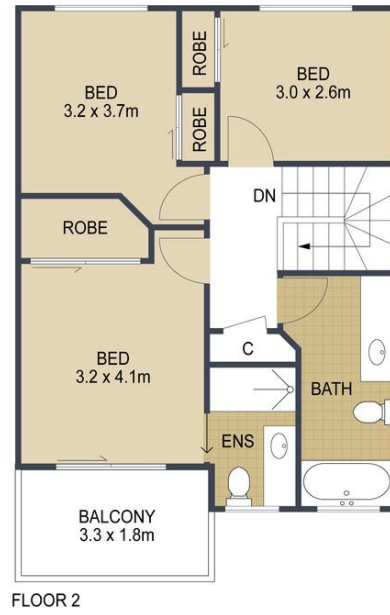
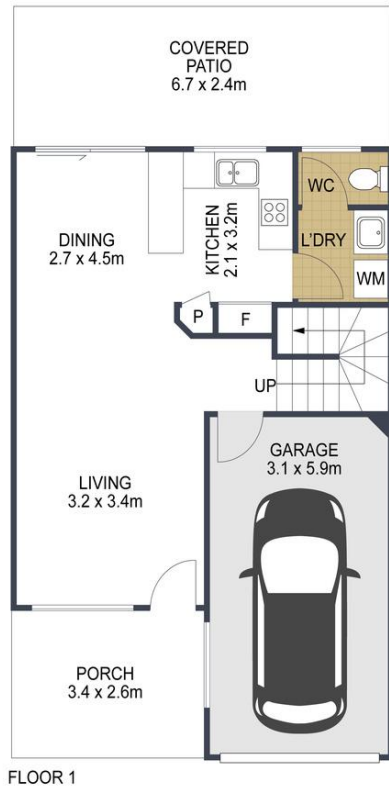
14-16 James Street, BEENLEIGH QLD 4207

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.



	3
	2
	1
<b>TOTAL:</b>	<b>147m<sup>2</sup></b>

## 73/350 Leitchs Road, **BRENDALE**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: [www.open2view.com.au](http://www.open2view.com.au)