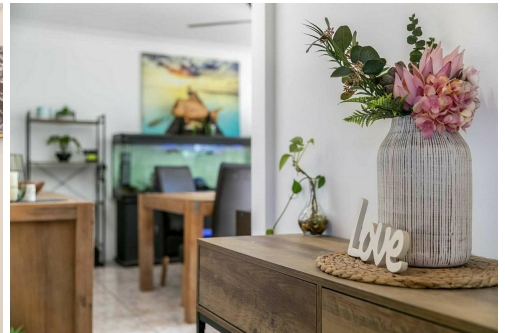
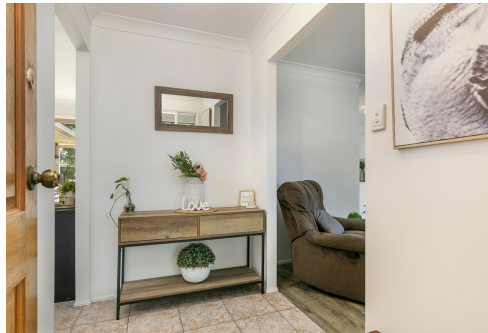




## Capalaba, 23 Beenwerrin Crescent

Living the Dream in Capalaba

Dreaming of space for the family, discover the perfect blend of comfortable family living and outstanding investment potential at 23 Beenwerrin Crescent. This spacious five-bedroom, two-bathroom home is nestled on a generous 2026 square meters of prime land, offering endless possibilities for families and investors alike.

**Ideal for Families:**

Imagine your family thriving in this expansive home with plenty of room to grow. The five bedrooms provide ample space for everyone to have their own retreat, while the second lounge offers separation when needed but is perfect for family gatherings and entertaining guests. With a sizeable backyard that is hard to beat, there's plenty of space for kids to play, and for you to create the garden or outdoor oasis you've always dreamed of.

**A Smart Investment:**

For investors, this property is a goldmine. The vast land parcel opens up various development opportunities, whether you envision subdividing, building additional dwellings, or crafting a bespoke residential estate. The existing home is perfect for renting out while

5

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**For Sale**

Best Offer By 1st July @ 5pm

**View**

[ljhooker.com.au/BRKCF2S](http://ljhooker.com.au/BRKCF2S)

**Contact**

**Rachael Bennett**

0401 461 448

[rbennett@ljhpropertycentre.com.au](mailto:rbennett@ljhpropertycentre.com.au)



**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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(07) 3286 2500

you plan your development project, offering immediate income potential.

Prime Location:

Location is everything, and 23 Beenwerrin Crescent excels in this regard. Just moments away from the bustling Capalaba Shopping Centre, you'll have access to an array of retail, dining, and entertainment options. Excellent transport links nearby make commuting a breeze, and the proximity to Mt Cotton and Redland Bay Rd ensures seamless connectivity to surrounding areas.

Key Features:

- \*Spacious 5-bedroom, 2-bathroom home: Room for the whole family to live comfortably.
- \*Expansive 2026 sqm block: Unleash your creativity with ample space for development.
- \*6.6 kW Solar Panels: Enjoy energy savings and sustainable living.
- \*Excellent location: Close to shops, schools, and transport links for ultimate convenience.
- \*Development potential: Subdivide, expand, or build your dream estate.

Seize This Unmatched Opportunity:

Whether you're looking to create a family haven or embark on a lucrative development project, 23 Beenwerrin Crescent is your canvas. Don't miss this rare opportunity to make your mark in the highly desirable Capalaba locale. Envision the possibilities and start planning your future today

Submit your best offer by 1st July @ 5pm for the opportunity to own this property. The seller reserves the right to change the date or accept a contract prior to the advertised date. Offers will be accepted or declined at the seller's discretion and the seller has the right to decline all offers and continue marketing the property after the set date

All information contained herein is gathered from sources we consider reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## More About this Property

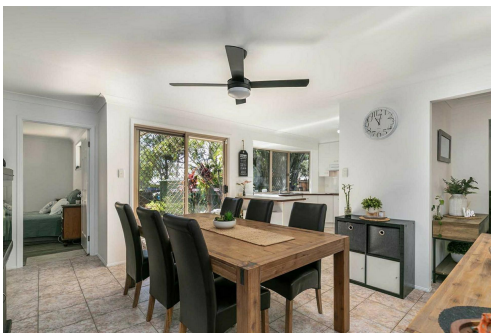
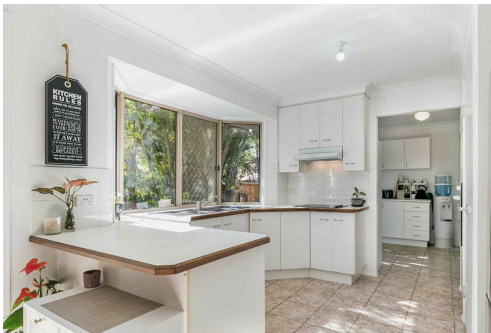
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|---------------|----------------------|
| Property ID   | BRKCF2S              |
| Property Type | AcreageSemi-rural    |
| Land Area     | 2026 m²              |
| Including     | Outdoor Entertaining |

**Rachael Bennett 0401 461 448**  
Independent Contractor - Rachael Bennett Properties Pty Ltd |  
rbennett@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**  
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## 23 Beenwerrin Crescent, Capalaba

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.