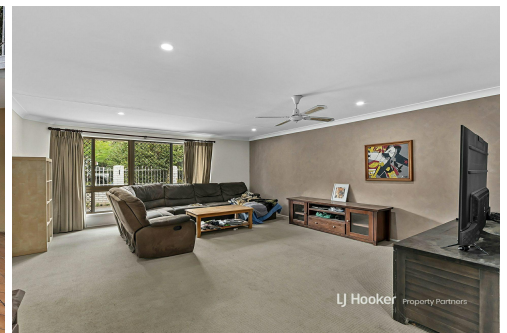
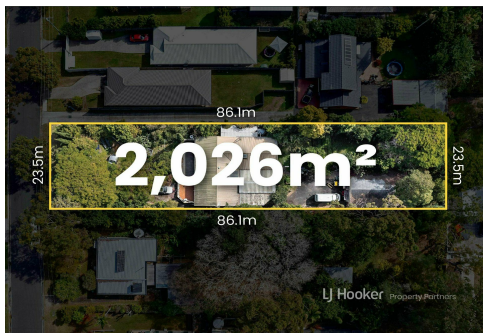




Capalaba, 11 Beenwerrin Crescent

SOLD BY BRENDAN DINGLE

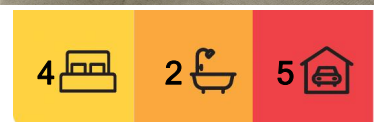
Welcome to your dream retreat! Nestled on a colossal 2,026 sqm block, this charming, partially fenced brick lowset in Capalaba is an oasis of potential. Perfect for motoring enthusiasts, caravan adventurers, or boating devotees, this property boasts a huge triple garage with an adjoining workshop and a double tandem carport. The expansive entertainment patio with multiple access points and a rustic bar is ideal for hosting gatherings, while inside, various spacious living areas offer comfort and versatility. With its enormous block and endless possibilities, this is a tradie's dream between the city and the coast.

Top Highlights:

- Charming, partially fenced classic on a colossal 2,026 sqm block
- Huge triple garage with an adjoining workshop plus double tandem carport, perfect for motoring enthusiasts



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
Please Call

View
ljhooker.com.au/B25CF4R

Contact
Brendan Dingle
0401 500 412
brendandingle@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

- Expansive enclosed entertainment patio with multiple access points and rustic bar
- Spacious living areas including a tiled rumpus/home office, carpeted lounge with cosy fireplace, and tiled family room
- A tradie's dream: half an acre of land between the city and coast, offering heaps of space and potential

Situated in a prime location, this home is perfect for families who enjoy outdoor adventures and a vibrant lifestyle. A short stroll takes you to parklands, school, childcare, and bus stops, making life effortless for busy families. Shops, a driving range, a golf course, and an equestrian centre are just minutes away, providing ample leisure opportunities. For weekend getaways, the Victoria Point boating ramp is a quick drive from your doorstep, where you can spend your time relaxing on the water.

- 230 m to Kingfisher Place Park
- 450 m to Capalaba State College
- 550 m to Capalaba Kids Early Learning Centre
- 750 m to bus stop
- 2.4 km to Capalaba Central Shopping Centre
- 3.3 km to Mister Tees Golf Driving Range
- 6.2 km to Cherbon Waters Equestrian Centre
- 6.4 km to Howeston Golf Course
- 16.6 km to Victoria Point Public Boat Ramp

Located on a gorgeous, leafy suburban street, this home is framed by soaring trees, manicured shrubs, and flourishing conifers. A long driveway leads to the classic brick lowset at the centre, which has a charming appeal that could be modernised with a flashy new reno to your taste.

The grounds of this immense 2,026 sqm block are lush and beautiful, offering residents a peaceful sanctuary from the world's worries. Hidden away, you'll find heaps of parking with a triple garage attached to a workshop and a double tandem carport, presenting space for multiple vehicles, trailers, caravans, or even boats. There's so much space and scope for extensions or improvements here, making this home an incredible choice for tradies, explorers, or families seeking space, serenity, and leisure.

Before entering this spacious family home, a quaint enclosed courtyard offers a peaceful spot for respite. Upon entry, a fan-cooled and tiled rumpus or home office provides a generous area for whatever you may need, whether it's a home business headquarters or a space in which to entertain guests.

An arched doorway invites you into the neighbouring carpeted lounge, lit by downlights and kept toasty in winter by a rustic fireplace where you and the family can gather or host friends and relatives. Further inside, a tiled meals area and family room with a skylight and ceiling fan are ready for more casual interactions.

This space sits conveniently across from the central kitchen where ample cabinetry and lustrous stone countertops offer home cooks plenty of space to cater to loved ones. A gas cooktop completes it and add to its appeal.

For entertainers, the enormous, enclosed patio is a godsend, offering a surplus of alfresco



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space to host barbecues, dinner parties, or relaxed revelries. It has a litany of access points and gorgeous aspects of the surrounding yard, with a rustic bar only elevating it further. With half an acre of land available, you could easily install a pool, add a granny flat or extension, or simply create a stunning landscaped paradise for you to retreat to (STCA).

Four carpeted bedrooms with ceiling fans (and some with built-in robes) create space in which families can grow. They are serviced by two neat bathrooms in good condition.

Additional Features:

- Water tank
- Fruit trees
- Internal laundry

This classic Capalaba home is a rare find, offering endless potential and a lifestyle of comfort and leisure. Don't miss out on this incredible opportunity! Contact Brendan Dingle today to find out more and arrange a viewing.

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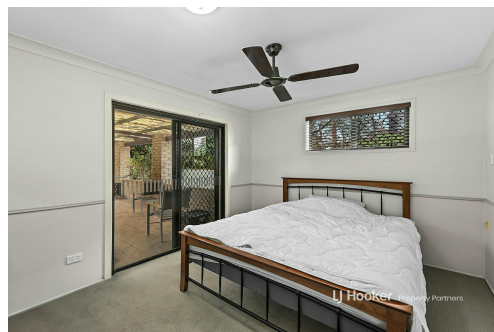
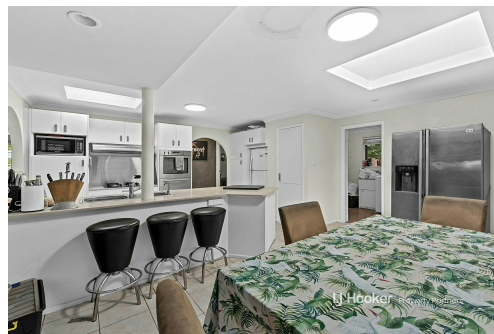
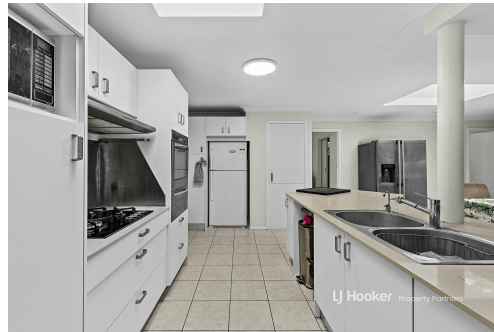
BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 47 676 306 264 / 21 107 068 020

More About this Property

Property ID	B25CF4R
Property Type	House
Land Area	2026 m²
Including	Toilets (2) Outdoor Entertaining Workshop

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11
Beenwerrin Crescent

CAPALABA

2,026m²

4 Bed

2 Bath

6 Car + Off-Street

Internal 182m²

Alfresco, Courtyard
& Porch 147m²

Arboured Patio 28m²

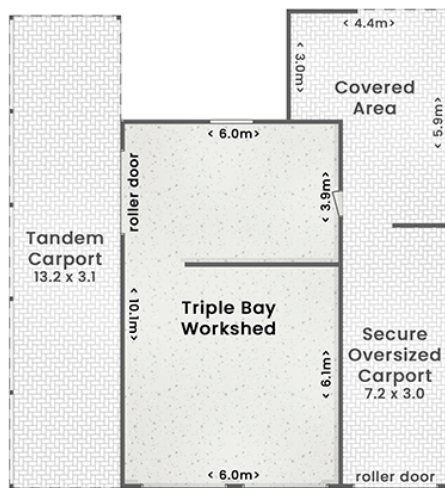
Total 357m²

Triple Bay Workshed 63m²

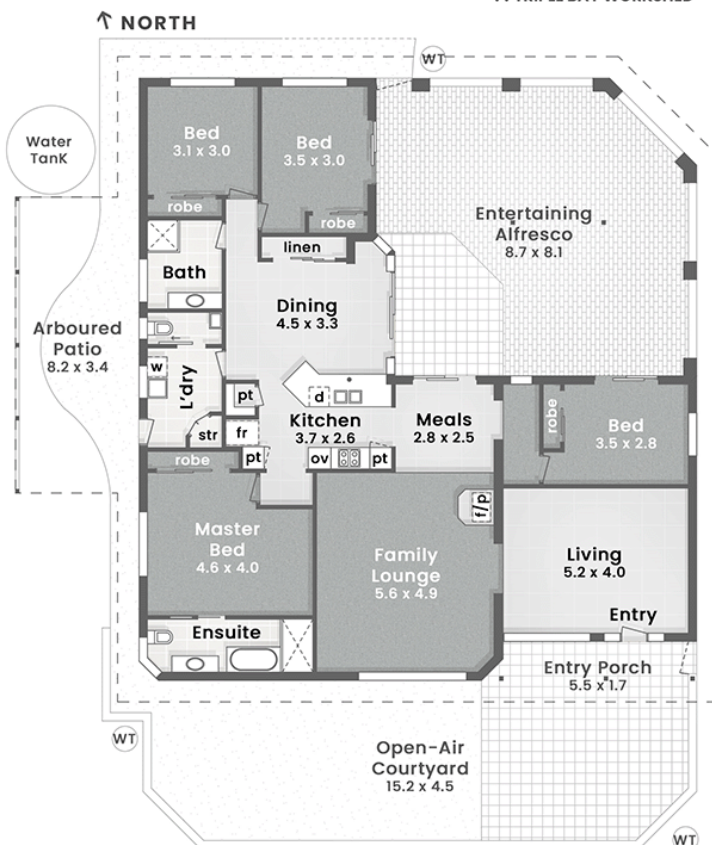
Carports & Covered Area 86m²

pdc.

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:: TRIPLE BAY WORKSHED



:: FLOOR PLAN

LEGEND

1. Driveway Entry
2. Open-Air Patio
3. Entry Patio
4. Side Access Gate
5. Entertaining Alfresco
6. Driveway Parking
7. Triple Bay Workshed
8. Water Tanks



23.3m :: SITE PLAN

BEENWERRIN
CRESCENT