



40 Grove Road, Edens Landing

MUST INSPECT THIS WEEK!!!

- ****UPDATE** - Tenants have vacated and this house is sparking clean and ready for someone to call it home. Come along to our inspection this weekend and place an offer, sellers are motivated to SELL!!!

Nestled in a peaceful and family-friendly pocket, this welcoming residence combines comfort with everyday practicality. From the moment you arrive, the sensible balance of space, style, and solid structure promises a lifestyle of ease and relaxed living.

- Three comfortable bedrooms - Provide dedicated personal room for the entire family, ensuring everyone enjoys their own quiet space to rest and unwind.
- Two well-appointed bathrooms - Deliver seamless morning routines and great convenience, eliminating the early rush-hour stress for growing households.
- Secure single lock-up garage - Offers peace of mind and protection for your vehicle, while adding handy extra room for tools or seasonal storage.
- Generous 679 m² allotment sitting proudly on a corner block - Captures the breezes and provides an abundance of natural light.
- Solid brick-and-tile construction - Assures lasting structural integrity and straightforward maintenance, allowing you to spend your

3 2 1

FOR SALE

Offers Over \$825,000

VIEW

Sat 3rd Oct @ 9:30AM - 10:00AM

AGENTS

Adam Randall
0409 692 338
Adam.randell@ljhcollective.com.au

Trina Wilson
0427 188 500
Trina.wilson@ljhcollective.com.au

AGENCY

LJ Hooker Property Collective
(07) 3807 7900

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Interested parties must rely solely on their own enquiries.



weekends relaxing.

- Updated hybrid flooring in living areas - Refreshes the home with modern clean finish that is highly practical and remarkably easy to keep tidy.
- Functional open-plan layout - Maximises the internal airflow and allows pleasant natural light to move freely through the daily living zones, creating a warm, inviting heart to the home.

Opportunities to secure a well-balanced family home on a substantial block in this established pocket are rare. Whether you are looking to plant your roots or make a sensible long-term investment, this property stands ready to welcome you home.

With Only One Thing Left To Do... That Is... Beat The Crowds!!!

- ** these photos may have been staged using digital furniture.

MORE DETAILS

Property ID	1XV1GRF
Property Type	House
House Size	135 m2
Land Area	679 m2
Including	Ensuite
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

Adam Randell 0409 692 338

Sales & Marketing Agent | Adam.randell@ljhcollective.com.au

Trina Wilson 0427 188 500

Director & Sales Manager | Trina.wilson@ljhcollective.com.au

LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

propertycollective.ljhooker.com.au | hey@ljhcollective.com.au



An aerial photograph of a property with a green lawn and several large, dark green trees on the right side. A white rectangular building labeled 'Residence' is the central feature, with a smaller white rectangular area labeled 'Shed' to its upper left. A 'Covered Patio' is located to the left of the residence, and a 'Porch' is attached to the bottom left of the residence. A light gray driveway leads from the bottom left towards the porch. The entire scene is captured from a high angle, showing the layout of the buildings and landscaping.

40 GROVE ROAD



3



2



2

96 m²
Internal
39 m²
External

135 m²
Total

ADAM RANDELL - 0409 692 338
SANTOSH VAJJALA - 0459 966 749

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.