



13 Bentley Street, Heathwood

GRAND FAMILY LIVING WITH SPACE, STYLE & SOPHISTICATION- NORTH FACING

As you open the door to 13 Bentley Street, Heathwood, you are welcomed by a beautifully considered entryway that immediately sets the tone for what lies beyond. Warm natural elements, contemporary finishes and clean architectural lines create a home that feels both sophisticated and inviting.

Designed with modern family living in mind, this impressive double-storey residence offers 318m² of thoughtfully designed living on a generous 500m² block. With five bedrooms, three bathrooms and multiple living zones, there is space for everyone to come together while still enjoying their own private retreat.

The ground floor is centered around effortless everyday living and entertaining. A spacious living and dining area connects seamlessly with the kitchen and outdoor entertaining space, while the separate media room provides the perfect setting for movie nights or relaxed family time. The fifth bedroom is also conveniently positioned on this

5 3 2

FOR SALE
EXPRESSION OF INTEREST

VIEW

Sat 10th Oct @ 9:15AM - 9:45AM

AGENTS

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AGENCY

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LJ Hooker

level, offering flexibility for guests, teenagers or a home office.

The kitchen is both stylish and functional, featuring a gas cooktop, integrated side-by-side ovens and a dedicated butler's pantry. The separate laundry is equally practical, offering overhead storage and convenient side access.

Step outside and discover an inviting undercover entertaining area designed for year-round enjoyment. Complete with a ceiling fan and remote-controlled outdoor blinds, it provides a wonderful extension of the home's living space -- perfect for entertaining friends, enjoying family meals or simply unwinding outdoors.

Upstairs, a spacious family living area creates a second retreat for the household, complemented by a dedicated kids' study area that provides a practical space for homework, learning and quiet activities. Three bedrooms feature built-in robes, while the master suite delivers a sense of everyday luxury with its walk-in robe and beautifully appointed ensuite, complete with a double vanity and freestanding bath.

The main bathroom continues the home's thoughtful design with a built-in bath, while the separate toilet adds further convenience. Carpeted throughout the upper level, the bedrooms and family living area provide a comfortable and private zone away from the main entertaining spaces.

Attention to detail extends throughout the home with upgraded Clipsal switches for lights and fans, ceiling-mounted data points throughout both levels, and thoughtfully positioned motion-sensor lighting in the master walk-in robe, garage and external bin area.

With solar panels, ducted air conditioning and ceiling fans throughout, the home has been designed not only for style but also for comfort, connectivity and practical family living. The combination of contemporary architecture, natural elements and carefully considered spaces gives this residence a warm character that is equally suited to quiet evenings at home or entertaining guests.

PROPERTY FEATURES

· 5 bedrooms | 3 bathrooms | 2 car garage | 3 Living areas | 500m2 land | 318m2 build

- Modern architecture with natural elements
- Multiple living zones
- Designated dining space
- Upstairs family living area
- Dedicated kids' study area upstairs
- Master bedroom with walk-in robe
- Master ensuite with double vanity and freestanding bath
- Three additional bedrooms with built-in robes
- Main bathroom with built-in bath
- Separate toilet
- Modern kitchen with gas cooktop
- Integrated side-by-side ovens
- Butler's pantry
- Separate laundry with overhead cupboards and side access
- Undercover outdoor entertaining area with ceiling fan
- Remote-controlled outdoor blinds
- Upgraded Clipsal switches for lights and fans
- Ceiling-mounted data points throughout upstairs and downstairs
- Motion-sensor lighting in master walk-in robe, garage and external bin area
- Ducted air conditioning
- Ceiling fans throughout
- Solar panels
- Modern flooring

LOCATION

Enjoy the convenience of having everyday essentials and amenities close at hand. Kidz Magic Childcare is just a 4-5-minute walk away, while Heathwood Park is a mere three-minute stroll, featuring a castle playground, sheltered barbecues, basketball court and cricket nets. Pallara State School and Pallara Early Learning Centre are both approximately two minutes by car, with Forest Lake State High School around five minutes away and St John's Anglican College approximately 5-6 minutes by car. Forest Lake Shopping Centre is also just eight minutes away, offering a convenient mix of shopping, dining and everyday services.

- Kidz Magic Childcare - 4-5-minute walk - convenient access to childcare
- Heathwood Park - 3-minute walk - castle playground, sheltered barbecues, basketball court and cricket nets
- Pallara State School - approx. 2-minute drive
- Pallara Early Learning Centre - approx. 2-minute drive
- Forest Lake Shopping Centre - approx. 8-minute drive - shopping, dining and everyday services
- Forest Lake State High School - approx. 5-minute drive
- St John's Anglican College - approx. 5-6-minute drive
- Logan Motorway - approx. 9-minute drive

13 Bentley Street is a home that makes an impression from the moment you enter, offering space, flexibility and modern comfort in a beautifully presented package. With thoughtful technology, family-focused design and so much practical convenience throughout, this is a residence designed to make everyday living effortless in a sought-after pocket.

Opportunities like this are not to be missed. Enquire today to make 13 Bentley Street yours.

Buying | Selling | Renting Contact your Pallara & Heathwood #1 Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866 or organise private inspection.

Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes.

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MORE DETAILS

Property ID	B5CMF4R
Property Type	House
Land Area	500 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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Ground Floor



First Floor

This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

Approximate Total Building Size : 318 sqm

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