



16 Derby Street, Heathwood

MODERN FAMILY LIVING WITH SPACE, STYLE & OUTDOOR APPEAL

Welcome to 16 Derby Street, Heathwood, a beautifully presented family home designed around comfort, functionality and effortless indoor-outdoor living.

Positioned on a generous 500m² north-facing block, this thoughtfully designed four-bedroom residence offers multiple living zones, a spacious open-plan layout, quality finishes and an impressive extended alfresco area. With excellent natural light, practical family-friendly features and plenty of outdoor space, this home is perfectly suited to modern family living.

DESIGNED FOR COMFORTABLE FAMILY LIVING

At the heart of the home is the spacious open-plan kitchen, living and dining area, creating a welcoming central space for everyday family life and entertaining. The east-facing kitchen features a gas cooktop and walk-in pantry, while the open layout provides an easy connection between the kitchen, dining and living spaces.

The home also offers two separate living areas, providing valuable

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FOR SALE
EXPRESSION OF INTEREST

VIEW

Sat 3rd Oct @ 9:15AM - 9:45AM

AGENTS

Mayank Patel
0430 402 866
mayankpatel@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

LJ Hooker

flexibility for growing families. One living room can easily be adapted into a dedicated media room, children's retreat, home office or additional relaxation space.

High 2.59m ceilings throughout enhance the sense of space, complemented by LED downlights, ceiling fans and ducted air conditioning for year-round comfort.

The generous master bedroom features a walk-in robe and convenient direct side access to the backyard, while the remaining three bedrooms include built-in robes and ceiling fans. The master ensuite features a rain shower, while the main bathroom is finished with porcelain floor and wall tiles and a family-friendly bathtub.

Outside, the extended alfresco area creates an inviting space for entertaining, relaxing or enjoying family meals outdoors. Featuring an insulated roof and downlights, it provides a comfortable outdoor retreat throughout the year, including during the warmer months. The backyard offers plenty of room for children to play, while generous side gaps allow natural light and airflow into the home. The fully fenced and gated side access also provides added practicality and convenience.

Property Highlights:

- 4 bedrooms 2 bathrooms Double lock-up garage
- 500m² north-facing block with attractive street frontage
- Two living areas, including flexible media room potential
- Spacious open-plan kitchen, living and dining area with 2.59m ceilings
- East-facing modern kitchen with gas cooktop and walk-in pantry
- Master bedroom with walk-in robe, ensuite rain shower and direct backyard access
- Three additional bedrooms with built-in robes and ceiling fans
- 60x60cm porcelain tiled living areas, porcelain-tiled bathrooms and carpeted bedrooms
- Ducted air conditioning, ceiling fans and LED downlights throughout
- Extended alfresco with insulated roof and downlights, plus generous backyard
- Fully fenced and gated side access, with laundry access and fly screens throughout
- Security cameras with instant notifications and security lighting
- Premium solar system with LG panels, microinverters and Enphase inverter, plus roof sarking
- ready garage power points, NBN, LAN-connected TV points, additional linen storage and broom cupboard

OUTDOOR LIVING & ENERGY EFFICIENCY

The home has been thoughtfully enhanced with features designed for everyday comfort and convenience. The premium solar system incorporates LG solar panels, microinverters and an Enphase inverter, providing an efficient energy solution while the microinverter configuration offers an added layer of system safety.

Sarking has also been installed to assist with reflecting heat and providing an additional layer of protection around the roof structure.

The extended alfresco is an excellent addition for those who love to entertain, featuring an insulated roof and integrated downlights to create a comfortable outdoor living environment. Combined with the generous backyard and gated side access, the outdoor spaces are equally suited to family play, entertaining and relaxation.

LOCATION

Enjoy a convenient family lifestyle with public transport providing direct access to Brisbane City, while childcare centres, public parks, local

shops and everyday amenities are all within easy reach.

Forest Lake Shopping Centre, Heathwood's local shops and cafés, Forest Lake State High School and St John's Anglican College are approximately eight minutes away, while the Logan Motorway is just minutes from home, providing convenient connectivity towards Brisbane and the Gold Coast.

With a great selection of restaurants, cafés, parks and recreational facilities nearby, you'll have everything you need for comfortable everyday living close at hand.

Combining generous living spaces, quality finishes, thoughtful upgrades and an inviting connection to the outdoors, 16 Derby Street, Heathwood presents an excellent opportunity for families seeking a comfortable and well-equipped home in a highly convenient location. With its north-facing block, two living areas, spacious backyard, extended alfresco and impressive range of lifestyle and security features, this is a home designed to be enjoyed for years to come.

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	B55QF4R
Property Type	House
Land Area	500 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Mayank Patel 0430 402 866

Principal and Licensee LJ Hooker Property Partners " Forest Lake
| mayankpatel@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





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 : 222 sqm

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