






21/19-23 Ben Lexcen Court, Mount Warren Park

3  1  1 

## LOW-MAINTENANCE LIVING IN A QUIET COMPLEX

Positioned in a peaceful street within a small, well-kept complex, this solid brick and tile unit offers practical living, privacy, and convenience in the heart of Mount Warren Park. Whether you're a first-home buyer, downsizer, or investor, the functional layout and low-maintenance design make this an attractive opportunity in a consistently sought-after pocket of the greater area.

### Property Features:

- 3 well-proportioned bedrooms - ideal for families, guests, or a home office setup
- 1 central bathroom - practical layout with easy access from all bedrooms
- Updated kitchen with stone benches and dishwasher making clean ups a breeze
- Single lock-up garage - secure parking plus additional storage space overhead
- Private fenced courtyard - perfect for entertaining, pets, or relaxed outdoor living
- Solid brick and tile construction - durable, low-maintenance build
- Carpet and tile flooring throughout - comfortable underfoot and easy-care surfaces

### FOR SALE

Please Call

### AGENTS

Adam Randell  
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adam.randell@ljhbeenleigh.com.au

Santosh Vajjala  
0459 966 749  
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### AGENCY

LJ Hooker Beenleigh  
(07) 3807 7900

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- Located in a small complex - greater privacy and reduced traffic
- Quiet street setting - peaceful environment with minimal noise

Close to schools, shops, and public transport - everyday convenience and strong rental appeal

Offering comfortable living with scope to personalise, this property represents smart buying in Mount Warren Park.

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

## MORE DETAILS

Property ID	1XFRGRF
Property Type	Unit
Including	Air Conditioning
	Toilets (1)
	Pool
	Courtyard
	Dishwasher
	Built-in-Robes
	Remote Garage

### Adam Randell 0409 692 338

Sales & Marketing Agent | [adam.randell@ljhbeenleigh.com.au](mailto:adam.randell@ljhbeenleigh.com.au)

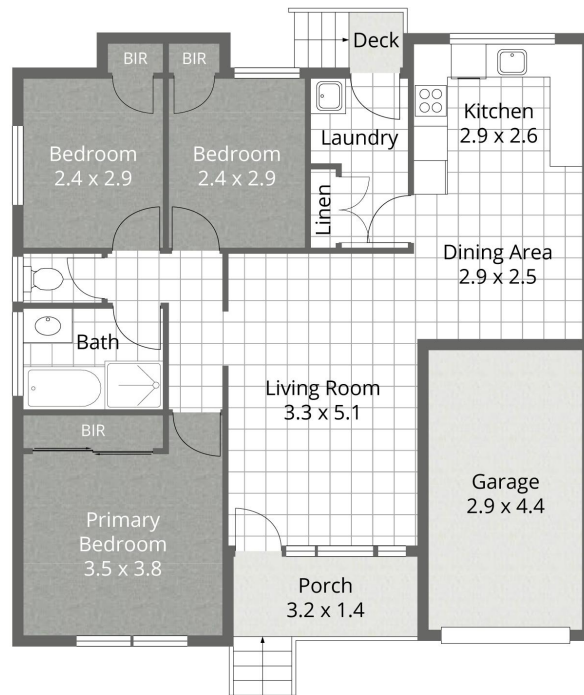
### Santosh Vajjala 0459 966 749

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21/19-23 Ben Lexcen Ct, Mount Warren Park



83 m<sup>2</sup>  
Internal  
21 m<sup>2</sup>  
External

104 m<sup>2</sup>  
Total

ADAM RANDELL - 0409 692 338

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.