



30 Bushland Drive, Regents Park

## Move-in/rent-ready family home with solar

Enjoying a slightly elevated position on a substantial block with a wide double driveway, this vacant, brick-veneer lowset is fresh from a mini-makeover and eagerly awaiting its next occupants!

### Highlights:

- Freshly painted throughout with new LED downlights + new 'timber' flooring in the 3 beds
- Renovated 2-way bathroom with shower & tub, the master has direct access + BIRs
- Tiled lounge/dining beside a white & bright kitchen, huge undercover alfresco terrace
- Tandem-style double carport next to a big shed/workshop, more off-street parks on drive
- Mow-&-go front & back yards, both blank canvases you could leave as is or re-landscape

Whether you're a first-time buyer looking to settle into a family-friendly neighbourhood or an astute investor with sights set on healthy rental returns, this property presents an excellent entry point into a suburb brimming with open space, buzzing shopping precincts, state and private schooling options, and valuable city-connectivity by car or bus.

3 1 2

### FOR SALE

Please Call

### AGENTS

Gary Liu  
0450 996 996  
garyliu@ljhpp.com.au

Taylor Ly  
0450 898 768  
taylorly@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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The recent upgrades to energy efficient LED lighting complement an existing 3.2kW array of solar, and the new hybrid timber flooring through the beds really pops against freshly white-washed walls. However, it's the fully renovated bathroom that sings loudest on the improvement front.

Now accessible directly from the air-conditioned master suite, as well as a passageway close to the other 2 beds, the bathroom now sports tasteful, large-format tiles extending up its walls, with mirrored storage over a self-contained vanity unit, a glass-enclosed shower and elegantly curved tub! Conveniently, the toilet is on its own, just next door.

A split system AC keeps the combined lounge and dining room cool or cosy as the seasons dictate, and a screened slider extends this tiled hub onto a large, covered entertaining area with a stepped path to the backyard. In the kitchen, there's ample bench space and storage, a cooker/oven combo, twin sink, and access into the laundry

Currently, the fenced grounds are pretty much a blank canvas and while the lawn might be more than enough to manage if you're buying this to rent out, owner-occupiers might get creative with some more advanced landscaping.

Location-wise, you can walk to city-bound buses and Regency Park - home to the local baseball club and an off-leash area for dogs to get social! This address is zoned for Yugumbir State School and Browns Plains State High, or you can send the little ones to St Bernadine's Catholic Primary - all are only a short drive, as is Grand Plaza for grocery, retail and luxury needs, and access onto Mt Lindesay Highway or the Logan Motorway.

Benefit from the recent upgrades & secure this brilliant 3-bedder for yourself or to rent out.

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## MORE DETAILS

Property ID B3XRF4R  
Property Type House  
Land Area 639 m2  
Including Air Conditioning  
Toilets (1)  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

**Gary Liu 0450 996 996**

Agent | [garyliu@ljhpp.com.au](mailto:garyliu@ljhpp.com.au)

**Taylor Ly 0450 898 768**

Agent with Gary Liu | [taylorly@ljhpp.com.au](mailto:taylorly@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)

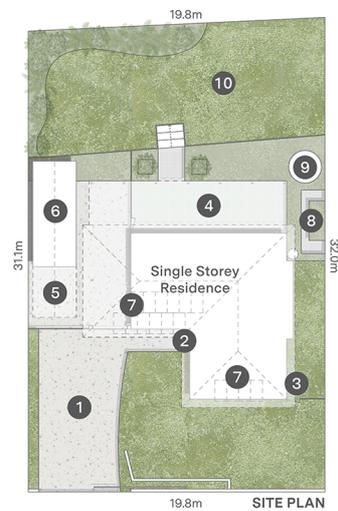


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FLOOR PLAN

1. Secure Driveway Parking
2. Entry | 3. Side Access Gate
4. Covered Alfresco | 5. Covered Store
6. Workshed | 7. PV Solar Panels
8. Veggie Garden | 9. Water Tank
10. Grass Yard



SITE PLAN

Bushland Drive

30 Bushland Drive Regents Park

Internal 102m<sup>2</sup> | Alfresco 37m<sup>2</sup> | Carport 37m<sup>2</sup> | Workshed & Covered Store 31m<sup>2</sup>



Gary Liu 0450 996 996

- 639m<sup>2</sup> Land Size
- 3 Bed
- 2 Car + Secure Off-Street
- 1 Bath

Total 207m<sup>2</sup>

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