



Tanah Merah, 49-51 Jalan Street

Exceptional Property Offering Family Comfort and Development Potential

This exceptional property at 49-51 Jalan St Tanah Merah offers a perfect blend of practicality and comfort for families.

With its convenient proximity to major amenities, childcare centers, and schools, it ensures a family-friendly lifestyle.

The property boasts an expansive covered patio area for outdoor entertainment, a dedicated home office with ample storage, a separate living area for relaxation, and an open-plan kitchen and dining space that seamlessly connects to the patio.

Additional highlights include a self-enclosed laundry room, three generously sized bedrooms with a master ensuite, air conditioning throughout for year-round comfort, and large sheds at the back of the property, providing ample

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For Sale

From \$899,000

View

ljhooker.com.au/1SD1GRF

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

storage space for various needs.

This property is designed to cater to your family's every need and create a welcoming, comfortable living environment.

Property Features:

- **Proximity to Amenities:** Conveniently located near Griffith University, Logan Public Hospital, and the Logan Hyperdome Shopping Centre for all your shopping and healthcare needs.
- **Child-Friendly Environment:** Close to childcare centers and schools, ensuring easy access to quality education and care for your children.
- **Outdoor Entertainment:** A spacious covered patio area is perfect for hosting gatherings, barbecues, and outdoor family activities, providing an ideal space for relaxation and entertainment.
- **Home Office:** A dedicated home office with a large storage cupboard is available, offering a private and organized workspace for remote work, studying, or managing household affairs.
- **Separate Living Area:** Enjoy a separate living area, providing additional space for relaxation, hobbies, or quality family time, ensuring everyone can find their own corner for leisure.
- **Open-Plan Living:** The open-plan kitchen and dining area seamlessly connect to the patio, creating a spacious and inviting atmosphere for meals and gatherings with family and friends.
- **Self-Enclosed Laundry:** Benefit from a self-enclosed laundry room, enhancing your daily chores' efficiency and organization.
- **Generous Bedrooms:** The property features three generously sized bedrooms, providing ample room for the whole family and ensuring everyone has their own comfortable space.
- **Master Suite:** The master bedroom comes complete with an ensuite, adding a touch of luxury to your daily life and providing a private oasis within your home.
- **Climate Control:** Stay comfortable year-round with air conditioning throughout the property, allowing you to adjust the climate to your preferences.
- **Ample Storage Space:** Large sheds located at the back of the property offer plenty of storage space for tools, equipment, hobbies, or additional belongings, ensuring a clutter-free living environment.

Development Opportunities:

- With a spacious 1503sqm lot and favorable zoning for Low-Medium Density Residential - Apartment, the property presents various development opportunities.
- The zoning allows for a broad range of allowable land uses, including apartments, townhouses, dual occupancies, and more.
- Non-residential uses such as childcare centers, food and drink outlets, and small-scale shops are also permitted, catering to the local community's needs.
- The property is in one of Queensland's most sought-after residential corridors, offering a prime location for a boutique residential development.
- Infrastructure services like sewer, water, and power are readily available at the site boundary, simplifying the development process.

This property not only provides an excellent family home but also holds



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significant potential for various development possibilities, making it a versatile and valuable investment opportunity. Get in touch today for more info.

More About this Property

Property ID	1SD1GRF
Property Type	House
House Size	140 m ²
Land Area	1503 m ²
Including	Ensuite Toilets (2)

Benjamin Waite

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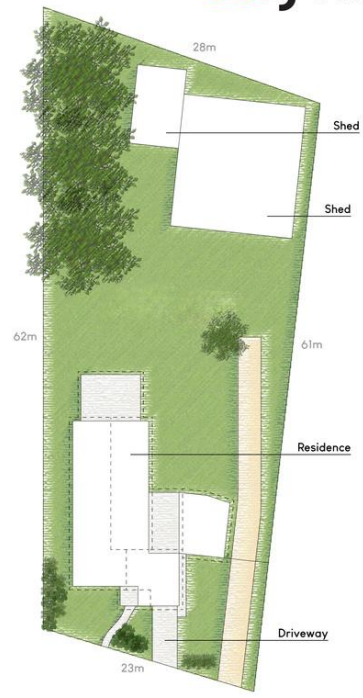
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SITE: 1,503M²

49-51 JALAN STREET, TANAH MERAH

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Internal: 127m² | External: 4m² | Patio: 56m² | Garage: 23m² | Total: 210m²

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.

