

**12 Cooran street, Beenleigh, Qld 4207**

Wyatt & Fuss

**House For Sale**

Wednesday, 8 May 2024

12 Cooran street, Beenleigh, Qld 4207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 669 m2**

**Type: House**



Richard Fuss

## FOR SALE

Welcome to 12 Cooran Street Beenleigh. This fully renovated home in an up and coming neighbourhood will blow you away with its outdoor lifestyle meets modern convenience appeal. Nestled in a quiet little pocket, this Low maintenance, safe and secure home on a flat 669 square metre block has ample covered outdoor space for entertaining, room for your dog or kids to play in and still plenty for all of your cars, caravans, boats, and toys- while inside is neat, tidy and super effortless to keep clean. Features include:-fully renovated kitchen with matching breakfast bar-modern porcelain timber-look tiles throughout living areas-3 full size bedrooms, 2 with built ins-Air conditioned and ventilated-Large outdoor undercover living/dining area-Large back yard with space for a pool-2 driveways (dual access) and fully fenced-extra height double through carport suitable for boat and/or caravan-Stainless steel gutter guard to all gutters (house and shed)-FTTH NBN-Power inlet plug to mains (for generator incase of blackouts)-State of the art security system-Security Screens throughout-6x6 Titan shed with power and lighting-flat 'flood free' fully fenced 669m block-and more...12 Cooran Street is ideally located, being in a quiet pocket means you won't have through traffic yet you are minutes from shops, parks, schools, public transport and more. Locations nearby:-4 minute\* walk to Holmview train station (400m)-5 minute\* walk to Trinity College-4 minute\* drive to St Joseph's Tobruk Memorial School-4 minute\* drive to M1 for driving to Brisbane or Gold Coast-6 minute\* drive to Beenleigh city centre for cafe's, medical centres and the mall-7 minute\* drive to Beenleigh marketplace for all your food shopping, health, retail and banking needs.-and much more. Beenleigh is a booming suburb that has seen 20% growth in the last 12 months for sales and 10% growth in rental income. Only 32km from Brisbane's CBD, Beenleigh is ideally located and has all the schools, shops, amenities and infrastructure to see this growth potentially continue well into the future. This property is ready for its next owner so don't delay and call Richard on 0400 707 425 or email at [richard@wyattfuss.com.au](mailto:richard@wyattfuss.com.au) to find out more.