

12 Woodbeck Street, Beenleigh, Qld 4207



House For Sale

Wednesday, 12 June 2024

12 Woodbeck Street, Beenleigh, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 468 m2

Type: House



Daniel Pigram

0738079077

Offers over \$699,000

Instant Equity Opportunity! Legal Height Dual Living Potential! Unlock the potential of this spacious residence and add instant equity to your portfolio! With legal height downstairs, the option for dual living is at your fingertips. Spanning across a generous 468m² block, this double-storey rendered and tiled home offers ample space and functionality for a growing family. Upstairs features:- 3 well-appointed bedrooms with ceiling fans, 2 with built-in wardrobes- Bathroom with separate shower and bath, plus a separate toilet for added convenience- Welcoming entry foyer leading to an internal staircase- Large kitchen equipped with a gas cook-top, dishwasher, and ample bench and cupboard space- Air-conditioned open plan lounge and dining area, complemented by a fan for added comfort- Sunroom providing extra living space, flooded with natural light through large windows- Polished timber floors in bedrooms, sunroom, and living area Downstairs offers:- Additional toilet for practicality- Currently configured as an open rumpus area with sliding glass doors opening to the backyard- Laundry with storage and external access- Single lock-up garage (second garage door replaced with glass sliders for increased usability)- Rainwater tank and Colorbond fencing surrounding the property- Outside, enjoy the convenience of ample driveway parking and side access suitable for a caravan or boat. Located just 700m from the M1, a short stroll to the vibrant Beenleigh CBD, and within close proximity to public transport, schools, parks, and shopping centers. Recent Council Rates: \$602.30 per quarter Vacant possession available for settlement. Market rent of \$600 per week as is. After dual living renovations, the rental potential could soar as high as \$850 per week! Seize this opportunity today! Contact Dan, Your Real Estate Man to register for the coming inspection! **DISCLAIMER** Sold & Leased Realty Pty Ltd t/a First National Real Estate City to Surf, in preparing this information used our best endeavor's to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in this advertisement by First National Real Estate City to Surf has provided that as a convenience to clients.