

# 26 Quarrian Cres, Beenleigh, Qld 4207

## House For Sale

Sunday, 5 May 2024



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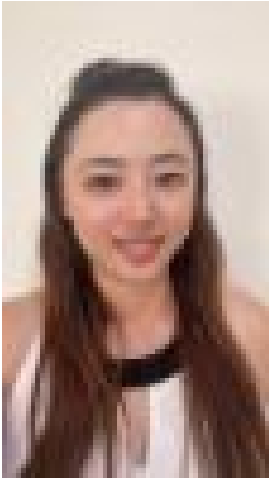
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 618 m2**

**Type: House**



Angel Yeh

## Best Offer Before 22 May

For sale is a property ranked ninth, with an appreciation of 18.8% in this sought-after area. Just one minute away from the M1, offering quick access to anywhere. Five minutes to a shopping mall where you'll find Coles, Woolworths, Aldi, Big W, and Dan Murphy's, ensuring convenient living. Sunnybank is reachable within 24 minutes. Opening the back door of the house, you step directly into a park; it feels like the entire park is your backyard. With three bedrooms and one bathroom, the property can accommodate up to four cars within the gate (one under cover). It faces northwest and southeast, with the master bedroom situated in the southeast corner, considered the best spot. Previously inhabited by a single owner, the house is in excellent condition with minimal wear and tear. Having lived there for seven years, they've experienced no neighbor issues or flooding. Additionally, there have been no thefts or break-ins on the street according to online records. Due to being a crescent, the street is usually quiet with minimal traffic passing through. The property boasts a land size of 618 square meters and a building area of 125 square meters, featuring a shaded backyard with a pergola overlooking the park. It is fully fenced and equipped with two water tanks, two shades, and a brand new hot water system. Additionally, there is a 2kw solar power system installed. There are a maximum of four parking spaces inside the gate. Rental income stands at \$600 per week, with council rates at \$159 per week. The vacancy rate is 0.8%, indicating high demand (anything below 3% is considered indicative of undersupply). Don't miss out on this property, contact Angel 0422630001