

**3/148 Beenleigh Road, Sunnybank, Qld 4109**



**Sold Townhouse**

Monday, 14 August 2023

3/148 Beenleigh Road, Sunnybank, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 146 m2**

**Type: Townhouse**

**\$495,000**

Nestled in a highly sought-after suburb with a high demand for property, this home offers a convenient and comfortable lifestyle. With its close proximity to various amenities, this property presents a remarkable opportunity. As you approach the property, you'll notice its ideal position near a bus stop, providing effortless access to the city with the 130 and 140 City Express buses. Whether you're commuting to work or exploring the vibrant cityscape, the convenience of public transportation will be at your doorstep. Be greeted by a thoughtfully designed floor plan that maximizes space and functionality. The expansive open plan living area serves as the heart of the home, seamlessly integrating the kitchen and dining area. This central space becomes a hub of activity, perfect for entertaining guests or spending quality time with family. The kitchen is a haven for the resident chef, featuring an abundance of quality granite stone bench space, ample cabinetry, and a fully equipped electric cooktop. Prepare delicious meals while engaging with your loved ones in the adjacent dining area. The property comprises three generously sized bedrooms, each adorned with built-in wardrobes and equipped with brand new carpets. The master bedroom stands out with its modern ensuite and additional built-in wardrobes, offering a luxurious retreat within your own home. The remaining bedrooms are serviced by a well-appointed central bathroom, catering to the needs of the entire household. The body corporate fees amount to \$90 per week, ensuring a well-maintained community. The council rates total \$360 per quarter. The potential rental yields ranging from \$600 to \$640 per week, this property presents an enticing investment opportunity. Situated within minutes' drive of esteemed shopping centers such as Pinelands Plaza, Sunnybank Plaza, Sunnybank Hills Shopping Complex, and Sunnybank Market Square, you'll have an array of retail options at your fingertips. Medical facilities, including Sunnybank Private Hospital and QE11 Hospital, are easily accessible. Furthermore, the nearby schools such as Sunnybank High & Primary schools, St Thomas Moore College, and Griffith University ensure quality education for residents. This property offers an enviable lifestyle, where you can take a short leisurely stroll to Les Atkinson Park and bask in nature's tranquility. With its strategic location near public transport options, including city-bound buses and trains, it's an ideal choice for students and professionals. Features; - 3 spacious bedrooms with built-in wardrobes- Centralised bathroom and master ensuite- Extra height ceilings throughout, creating a sense of spaciousness- Combined open plan living and dining area, ideal for socializing- Well-equipped kitchen with granite stone bench space and ample cabinetry- Electric hot water system and CCTV security system for peace of mind- Low maintenance tiled flooring throughout for easy cleaning and durability- Separate laundry area for added convenience- Secure backyard with colorbond fencing and security screen doors- Undercover entertaining area and low maintenance courtyard for outdoor enjoyment- Large double carport and 3x visitor car bay, ensuring ample parking space