

**34 Ivanhoe Drive, Bethania, Qld 4205**



**House For Sale**

Thursday, 9 May 2024

34 Ivanhoe Drive, Bethania, Qld 4205

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



**CORRINE FORSYTH**  
0738076334



**JOSIE WILDE**  
0738076334

## CONTACT AGENT

The Corrine Forsyth Team is thrilled to present this exceptional family home, where comfort meets convenience in every aspect. Nestled in a prime location, this property offers not only a comfortable lifestyle but also easy access to all essentials, making it an ideal choice for families. From the moment you step inside, you'll be captivated by the inviting atmosphere and thoughtful design. With its spacious interiors and abundance of features, this home provides a perfect retreat for you and your loved ones.

**KEY FEATURES:**

- Ducted Air Conditioning: Ensuring year-round comfort.
- Crimsafe Windows: Providing security and peace of mind.
- Side Access: Convenient entry to the property.
- Ample Parking: Includes a covered carport and plenty of additional space.
- Spacious Kitchen: With abundant storage, a plumbed-in fridge, electric cooktop, oven, and island bench.
- Open-Plan Layout: The expansive dining area adjoins the kitchen, perfect for entertaining.
- Separate Living Room: Offering ample space for the whole family.
- Outdoor Entertainment Area: Overlooks a beautiful swimming pool and lush lawn, ideal for gatherings.
- Large Shed: with built-in shelves for storage: ideal for storage or as a retreat or man cave.
- Bedrooms: Three carpeted with ceiling fans, air conditioning, and built-in wardrobes.
- Forth Bedroom/Home Office: Tiled room with built-in wardrobe, split system air conditioner and external access.
- Modern Bathroom: Featuring a separate toilet, vanity, shower, and bath.
- Laundry with Storage: Includes a sink and ample storage
- low maintenance landscaped gardens with mature fruit trees

**LOCATION:**

- Right next door to the park featuring a basketball court, playground & plenty of open grass space
- Train Station - 1.9kms
- Bus stop - 500m
- Local Shops (Bunnings, Aldi, Chemist Warehouse & more) - 1.2km
- Bethania Lutheran Primary School - 1km
- Canterbury College - 2km
- Edens Landing State School - 2km
- Access to the highway - 6km

**INVESTOR NOTE:** Current tenancy in place at \$750 per week with pool maintenance included in the rent until January 2025

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