

**37B Beerwah Parade, Beerwah, Qld 4519**

**McGrath**

**Sold Duplex/Semi-detached**

Friday, 1 September 2023

37B Beerwah Parade, Beerwah, Qld 4519

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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## Contact agent

This strata-titled duplex on a shared level 607sqm parcel in a high-density residential zone close to town boasts beautifully upgraded exteriors, including a large verandah and brick gated entry, and presents a fabulous entry-level opportunity for an astute buyer with the added benefit of no body corporate fees. At the secluded rear end of the registered two-lot scheme sits the charming three-bedroom unit of 37B Beerwah Parade. It features a fully fenced yard, brand new wrap-around veranda, practical kitchen, refurbished bathroom and open plan living opening to the private outdoor entertaining space. Within easy walking distance of schools, shops and Brisbane City rail services and only 30 minutes from Sunshine Coast Beaches, this property truly represents exceptional value in a sought-after location and is ideally suited to buyers seeking a first home, investors or those looking for an easy-care home close the Hinterland town of Beerwah. This duplex is sure to sell quickly so an inspection is highly recommended.

- Three bedroom duplex on shared 607sqm block
- New front fence and gate
- New timber wrap-around verandah
- Open plan lounge and dining
- Well-lit kitchen with electric oven
- Air-conditioning to main living and bedroom one
- Main bedroom with wall-to-wall wardrobes
- Privacy fenced yard provides a safe place for pets and children
- Single car carport and off-street parking for additional vehicle
- Repainted exterior with new outdoor lighting
- Rainwater tanks to gardens
- Electric hot water system
- Currently tenanted until March 2024
- High-density residential zoning
- School catchment zone for Beerwah State & State High School
- 1 min walk to Brisbane City rail service
- 5 mins to Local shops, and schools
- 30 mins to Sunshine Coast University Hospital and beaches
- 60 mins to Brisbane Airport and CBD

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, McGrath Coast & Hinterland will not be held liable for any errors in typing or information displayed. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.