

11 King Arthur Boulevard Bvd, Bethania, QLD 4205

Auction

House 3 1 1



## Long Live the Returns: 610m2 Fit for a Very Smart Investor)

Tenanted Investment with Immediate Returns & Future Growth Potential

Whether you are looking to break into the property market with a rock-solid first home or seeking a high-performing addition to your investment portfolio, this low-set brick residence at 11 King Arthur Boulevard offers the perfect blend of position and potential. Sitting on a generous, fully fenced 610m2 block, this property combines a practical, easy-care layout with expansive outdoor space in one of Bethania's most convenient pockets.

### Highlights:

- Currently returning \$450 per week until March 2027, with a future rental appraisal of \$550 - \$570 per week
- Equipped with split-system air conditioning and electric heating to keep the climate perfect through every season
- Features a dedicated outdoor entertaining area, a large backyard for kids or pets, and a handy garden shed
- 300m to Bethania Shopping Village; A short drive to Bethania Train Station, local parks, and highly regarded schools

With this address, convenience is right at your doorstep. Bethania Shopping Village is just a 5 min walk away for your pizza cravings or a quick medical check-up while major shopping and lifestyle hubs including Beenleigh Town Centre and Logan Hyperdome are still within an easy 20km. Families with school-aged children will additionally love the proximity to Bethania Lutheran Primary School, Waterford State School, and Loganlea State High School. Minutes from Bethania Community Centre, Noffke Park, Bethania train station, and the M1 for quick commutes to Brisbane CBD (35mins) or the Gold Coast (Surfers paradise 45mins).

Welcome to a home with a wide front porch amongst an expansive front lawn, designed for year-round comfort through every season with split-system air conditioning and electric heating. The light-filled open plan living area flows seamlessly to your dining and kitchen space.

A tiled splashback adds a sophisticated, rustic warmth to the kitchen, while a substantial central island ensures you have enough space for meal preparation.

Accommodation includes three well-proportioned bedrooms, with the master features built-in robes for streamlined storage. Serviced by a central family bathroom that includes a separate bathtub and shower, a standalone toilet helps to accommodate busy routines.

The 610m2 allotment is a standout feature, providing a level of space that is increasingly hard to find. The fully fenced backyard offers a secure sanctuary for weekend BBQs under the covered entertaining area while the kids play on the grass. For the hobbyist or gardener, the garden shed provides ample storage for

### Listed By

Peter Crowther

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Open for Inspection

By Appointment.

Listing Number: 3529158

Floorplan



11 King Arthur Boulevard **BETHANIA**

3 | 1 | 1 | 187m<sup>2</sup> | 610m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.