



13 Heights Road, Beerwah



ULTIMATE FAMILY ENTERTAINER WITH SIDE ACCESS, SHED & EXPANSIVE YARD ON 894M²

The Weir Twins from Blue Moon Property are proud to present this spacious and beautifully presented family home, positioned on a generous 894m² block with an impressive 32.4m frontage, offering space, privacy and a layout designed for effortless family living and entertaining.

Central Living & Entertaining

From the moment you step inside, the home immediately feels open, light-filled and well thought out, centred around a large open-plan living, dining and kitchen zone that brings the household together.

At the heart of the home, the kitchen features modern cabinetry and quality appliances including a brand-new stovetop and ovens, all positioned to overlook the main living and dining areas. This central hub connects seamlessly to multiple living spaces, creating a highly functional layout that suits both everyday living and entertaining.

Extending from the main living area is a spacious enclosed sunroom, providing a versatile second living zone that can be opened up to create one large flowing space or closed off for privacy. With security screens, large windows and direct access through to the covered outdoor patio, this space enhances the home's indoor-outdoor flow and offers the perfect setting for entertaining year-round.

 5  2  2  894m²

Price	Contact Agent
Property Type	Residential
Property ID	11929
Land Area	894 m ²

INSPECTION TIMES

Sat 02 May, 9:30 AM - 10:00 AM

AGENT DETAILS

The Weir Twins - 0456697350

OFFICE DETAILS

Mooloolaba
Unit 1 24 Brisbane Rd Mooloolaba,
QLD, 4557 Australia
0754456500



The covered outdoor patio sits just beyond, creating a natural extension of the home and delivering a third dedicated space for hosting family and friends.

Adding further flexibility, the fifth bedroom is currently utilised as a media room, offering an additional living area if desired. Complete with its own access, windows, air-conditioning and wardrobe, this space can easily function as a large fifth bedroom without compromising the home's overall layout.

Accommodation & Layout

The home offers excellent separation between living and accommodation, with the master suite positioned privately away from the remaining bedrooms. Featuring a walk-in robe and well-appointed ensuite with dual basins, this space provides both comfort and privacy.

The remaining bedrooms are positioned on the opposite side of the home, all fitted with split system air-conditioning, ceiling fans and brand-new flooring, and serviced by a centrally located main bathroom featuring modern finishes, a bathtub and separate shower.

Comfort, Security & Upgrades

Throughout the home, the level of finish and attention to detail is immediately noticeable. The property has been comprehensively updated with brand-new electrics throughout, including new lighting, ceiling fans and split system air-conditioning across every bedroom and main living space, ensuring consistent comfort throughout the entire home.

Fresh paint has been completed throughout both the interior and exterior, further enhancing the home's clean, modern presentation.

Security screens are fitted to doors throughout the home, providing added peace of mind without compromising airflow or natural light.

A large solar system further enhances the home's efficiency and helps to significantly reduce ongoing energy costs.

Side Access, Shed & Secure Access

Externally, the property has been well secured with brand-new Colourbond fencing across the front and rear boundaries, enhancing both privacy and street appeal, while the overall block remains fully enclosed and highly functional for families, pets and everyday use.

Access is exceptionally well designed, featuring an automatic electric driveway gate, a separate pedestrian entry with keypad access, and wide side access running directly down the left-hand side of the block.

This side access provides a clear run through to the rear yard and shed, offering excellent space for securely storing boats, caravans or additional vehicles on the block, while still maintaining a large usable grassed area.

The shed itself is fitted with power, lighting, insulation, glass sliding doors and windows, and is currently utilised as a workshop space. With its current configuration, it offers excellent flexibility and could be adapted to suit a variety of needs, including potential conversion to a granny flat or dual living setup, or alternatively modified with the addition of a roller door to create additional vehicle storage with drive-through access.

Yard & Lifestyle

The yard surrounding the home offers an abundance of usable green space, creating the perfect environment for kids to play, pets to roam and families to enjoy. Combined with the wide frontage and secure layout, this is a property that delivers both lifestyle and practicality.

Location

Positioned in the highly sought-after Beerwah Heights precinct, this home is surrounded by quality properties and set within a quiet, established pocket known for its wide streets, spacious blocks and family-friendly feel.

The area offers a beautiful natural backdrop, with surrounding bushland and mountain ranges visible from the property, creating a peaceful outlook that enhances the overall lifestyle and sense of space.

Despite its private and relaxed setting, you are just moments from the heart of Beerwah, with easy access to local shops, cafes, schools, medical facilities and everyday conveniences. The Beerwah train station is nearby for easy commuting, along with quick access to the Bruce Highway, while the Sunshine Coast's best beaches are only a convenient 15–20 minute drive away.

Property Highlights

- Five bedrooms, including flexible media room / fifth bedroom option
- Two bathrooms, including ensuite with dual basins
- Spacious open-plan living, dining and kitchen
- Large enclosed sunroom providing second living zone
- Covered outdoor patio ideal for entertaining
- Modern kitchen with new appliances and cabinetry
- Split system air-conditioning throughout the entire home
- Brand-new electrics including lighting, fans and air-conditioning
- Freshly painted internally and externally
- Security screens fitted to doors throughout
- Large solar system for improved energy efficiency
- Brand-new flooring to all bedrooms
- Colourbond fencing to front and rear boundaries
- Electric gated driveway plus separate keypad pedestrian access
- Wide side access with direct rear yard entry
- Powered shed with insulation, lighting and flexible future potential
- Expansive, usable yard space ideal for families, pets and storage
- Generous 894m² block with 32.4m frontage

Homes offering this level of space, flexibility, modern comfort, secure side access and usable land are always in high demand, and this is an opportunity not to be missed.

Contact The Weir Twins today to arrange your private inspection or to find out more about upcoming open homes on 0456 697 390.

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