



## Eagleby

### Pre Market Exclusive

Low to no maintenance for today's busy lifestyle. Keep the current tenant in place or move in soon. Located in the heart of town with literally everything only a walk away, there will always be demand for this little gem. Secure undercover parking as well as ample visitor carparks.

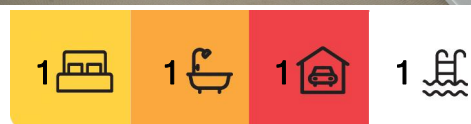
Front entrance of your apartment is open plan, featuring a spacious bedroom with built-in robes and ceiling fans with air conditioning. Enjoy your own private balcony for morning breakfast or an afternoon BBQ.

Suited to downsizers, first home owners and investors with little time on their hands. Your new property will stand the test of time, perform well and benefit from the strong rental yields on the horizon for the area.

Eagleby Shops, cafes and more, literally across the road, the famous Eagleby wetlands,



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$299,000

**View**  
[ljhooker.com.au/1VW0GRF](http://ljhooker.com.au/1VW0GRF)

**Contact**  
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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

nature reserve and parks and ovals are just a stroll as well as Beenleigh retail precinct, minutes from the freeway on and off ramp allowing ease of access to Brisbane and the Gold Coast

#### Your new Homes Features:

- 1 Queen sized bedroom with walk in robe
- Bedroom has walk through to the bathroom
- Generous kitchen with plenty of storage
- Open plan living
- Electric oven and cook top
- Reverse cycle air conditioning to lounge and main bedroom
- Ceiling fans throughout
- Dishwasher
- Carpet throughout with tiles in the kitchen and bathroom.
- Single vanity with cupboards and drawers
- Bathroom with shower over bath
- Laundry located in bathroom with full size laundry tub
- Balcony off the lounge overlooking the gardens
- On site secure undercover parking
- Intercom to front gate and door
- 24 hour On site Manager
- Large pool and BBQ area within the complex

#### Your investment numbers::

- Rates approx.: \$900 per qtr
- Body Corporate: \$625 per qtr - approx
- Rental appraisal \$340 - \$360 per week

With Only One Thing Left To Do...That Is...Beat The Crowds!!!

## More About this Property

|                      |                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | 1VW0GRF                                                                                           |
| <b>Property Type</b> | Apartment                                                                                         |
| <b>Land Area</b>     | 72 m <sup>2</sup>                                                                                 |
| <b>Including</b>     | Air Conditioning<br>Intercom<br>Pool<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Secure Parking |

**Adam Randell 0409 692 338**

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**LJ Hooker Beenleigh (07) 3807 7900**

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