



## Eagleby, 10 Clover Court

Affordable Charm Meets Lush Tranquillity - A Hidden Gem in Eagleby!

Welcome to 10 Clover Court, where simplicity meets serenity! This delightful lowset brick home is nestled on a generous 608m<sup>2</sup> block, offering a seamless blend of comfort, practicality and leafy outdoor space. With three cozy bedrooms, open-plan living and a lush backyard retreat, this home is perfect for first-home buyers, downsizers or savvy investors looking for their next opportunity. It's the kind of place where every day feels just a little more relaxed. Tucked away in a cul-de-sac, this home enjoys all the benefits of its lowly populated location while remaining close to local conveniences. Whether it's morning walks through nearby green spaces or weekend errands made easy with shops just a short drive away, you'll love the lifestyle on offer here.

### Why Eagleby?

Eagleby is one of South East Queensland's most underrated gems! Conveniently located between Brisbane and the Gold Coast, this suburb offers the best of both worlds - tranquil



**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.

**SOLD**

3 

1 

2 

**For Sale**

UNDER CONTRACT - OPEN HOME  
CANCELED

**View**

[ljhooker.com.au/1WK1GRF](http://ljhooker.com.au/1WK1GRF)

**Contact**

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living with easy access to city amenities. Families will love the nearby schools and parks, while commuters benefit from quick access to the M1. Plus, with the Logan River and nature reserves nearby, there's plenty of room to unwind and explore. Eagleby is fast gaining popularity for its community feel and affordable property market - a smart spot to invest and grow!

#### Your New Property Features:

- Three well-proportioned bedrooms, each with large windows for plenty of natural light - the master offering that little bit of extra space for added comfort
- Open-plan living and dining with stylish timber-look flooring, split-system air conditioning and a neutral colour palette that invites your personal touch
- Contemporary U-shaped kitchen with crisp white cabinetry, modern appliances including electric cooktop and oven, plus a dishwasher to make clean-up a breeze
- Functional bathroom with full bathtub and separate shower, complete with retro charm and scope to refresh or modernise
- Single carport plus extra off-street parking on the wide driveway - space for guests or a second car
- Massive covered rear patio overlooking a beautifully green backyard with established trees, and even a charming wishing well feature - perfect for entertaining, gardening, or letting the kids roam free
- No neighbours to the rear provides long-term privacy and additional space for kids to roam and explore
- Separate internal laundry with easy outdoor access
- Solid brick construction with a classic street presence and neat landscaping out front
- 608m<sup>2</sup>; block - plenty of space for families, pets, or future improvements

#### Your Investment Figures:

- Lease secured until end of October 2025 - currently tenanted at \$500 per week, offering immediate returns and peace of mind for investors
- Rental Appraisal: TBC - potential to review rental yield at lease renewal
- Low-maintenance home with opportunity for capital growth in an increasingly popular suburb
- Ideal for investors seeking a stress-free addition to their portfolio, or homeowners looking for a smart entry into the market

Whether you're drawn by the leafy backyard, the welcoming interior, or the opportunity to grow your investment in a high-potential area, 10 Clover Court is packed with possibility and charm. With its unbeatable blend of affordability, space and location - this home is a true standout.

Reach out today to schedule a viewing or discuss how this property could be your next great investment or first family home. You won't want to miss this one!



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## More About this Property

<b>Property ID</b>	1WK1GRF
<b>Property Type</b>	House
<b>House Size</b>	137 m2
<b>Land Area</b>	608 m2
<b>Including</b>	Toilets (1)

### Benjamin Waite 0431 265 700

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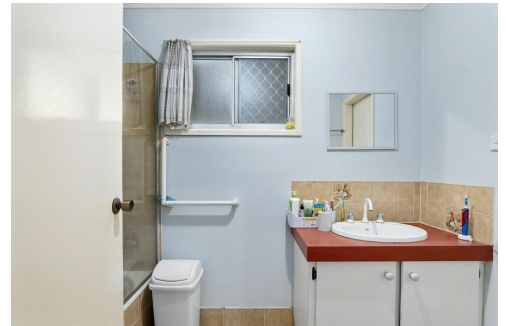
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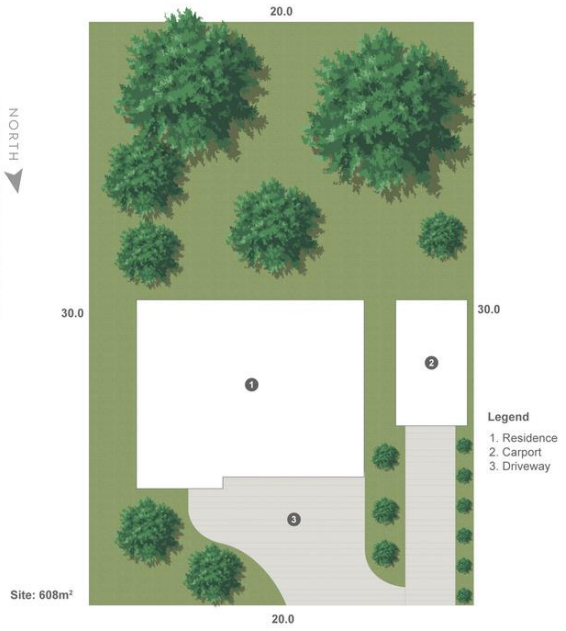
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10 CLOVER COURT, EAGLEBY

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Internal: 73m<sup>2</sup> | External: 64m<sup>2</sup> | Total: 137m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

