



Eagleby, 10 Melrose Place

Charming Family Home at 10 Melrose Place, Eagleby

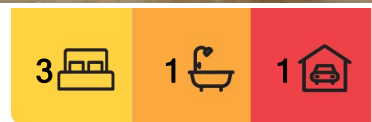
Experience the perfect fusion of comfort and modern living at 10 Melrose Place, Eagleby. This delightful 3-bedroom, 1-bathroom stand-alone home is a fantastic opportunity for families, first-home buyers, or investors alike. Located on a quiet street that is predominantly owner-occupied, this home offers a friendly, community-oriented atmosphere.

Situated on a 400 SQM block, this property features a single lock-up garage and a fully fenced backyard, offering privacy and ample space for outdoor activities. The home boasts stylish timber-look flooring throughout, adding a contemporary touch.

Step into the light-filled open-plan living and dining area, an ideal space for family get-togethers and entertaining guests. The kitchen is sure to impress, equipped with ample storage, a stovetop, oven, overhead range hood, and a double sink that offers a view of the front yard and outdoor entertainment area.



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
\$589,000 to \$649,000

View
ljhooker.com.au/1W1KGRF

Contact
Benjamin Waite
0431 265 700
sales1@ljhbeenleigh.com.au

Jackson Burley
0432 576 220
sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

Each of the three bedrooms includes built-in robes, providing ample storage. The bathroom is generously sized with a bathtub and a separate shower. Additionally, the home offers a dedicated laundry room for extra convenience.

Outside, the fully fenced backyard is perfect for entertaining, complete with a garden shed for extra storage.

Key Features

- 3 Bedrooms
- 1 Bathroom
- Single Lock-Up Garage
- 400 SQM Block
- Built-in Robes in Bedrooms
- Modern Timber-Look Flooring throughout
- Air Conditioning and Ceiling Fans throughout
- Abundant Natural Light
- Open Plan Living and Dining
- Kitchen with Ample Storage, Stovetop, Oven, Overhead Range hood, Double Sink, and Window Overlooking Front yard
- Spacious Bathroom with Bathtub and Separate Shower
- Laundry Room
- Fully Fenced Backyard with Outdoor Entertainment Area
- Garden Shed

Your Property Investment Figures:

- Rental Appraisal: \$500-\$550 per week
- Rates & Water: Approx \$950 per qtr

Located in the heart of Eagleby, this property offers a balance of peaceful suburban living with easy access to urban conveniences. Eagleby is a sought-after area known for its friendly atmosphere, excellent schools, and lovely parks. With most homes on the street being owner-occupied, you'll enjoy a welcoming and stable community. Additionally, quick access to major transport routes, shopping centers, and recreational facilities make this location ideal for families, professionals, or retirees.

Enjoy the peaceful surroundings of suburban life while being just a short drive from the vibrant centers of Brisbane and the Gold Coast. Eagleby's welcoming community and prime location make it the perfect place to call home.

This charming property at 10 Melrose Place, Eagleby, is waiting for you. Don't let this fantastic opportunity pass you by. Contact us today to schedule a viewing!



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More About this Property

Property ID	1W1KGRF
Property Type	House
House Size	94 m ²
Land Area	400 m ²

Benjamin Waite 0431 265 700

Licenced Real Estate Agent | sales1@ljhbeenleigh.com.au

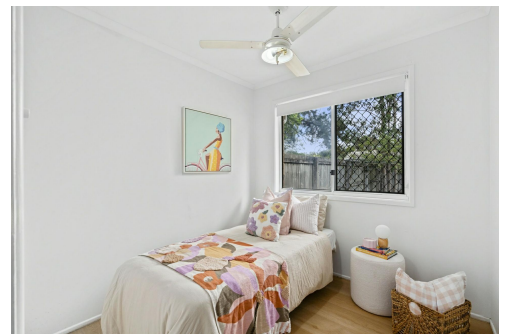
Jackson Burley 0432 576 220

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au

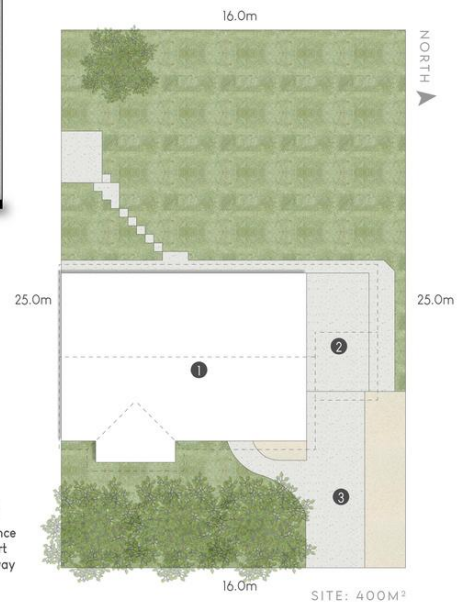


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Legend
1. Residence
2. Carport
3. Driveway



10 MELROSE PLACE, EAGLEBY

3 1 1

Internal: 80m² | External: 14m² | Total: 94m²

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.

