



Eagleby, 10 Monivae Circuit

Spacious 4-Bedroom Home in Sought-After Eagleby Location

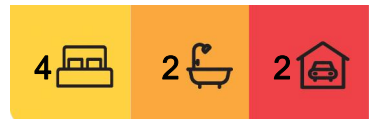
Welcome to 10 Monivae Circuit, Eagleby, where modern comfort meets functional design. This spacious 4-bedroom, 2-bathroom home sits on a generous 608 sqm block, offering a perfect blend of indoor and outdoor living. Ideal for families, this property features an open-plan layout, ample natural light, and a large outdoor entertaining area. With air conditioning in every bedroom, a well-appointed kitchen, and a fully fenced yard, this home is designed for easy, comfortable living.

Property Features:

- 4 Large Bedrooms: Each with built-in robes, ceiling fans, and air conditioning. The main bedroom includes an ensuite with a large shower, single vanity, and toilet.
- Open-Plan Living: Spacious kitchen, living, and dining area with natural light and seamless flow.



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
\$729,000 - \$799,000

View
ljhooker.com.au/1VWRGRF

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- U-Shaped Kitchen: Equipped with a dishwasher, oven, stovetop, double sink, overhead rangehood, and ample storage.
- Modern Bathrooms: Main bathroom with bath, shower, vanity, and a separate toilet.
- Outdoor Entertaining: Large undercover patio and a fully fenced, spacious yard, perfect for family gatherings.
- Additional Features: Security screens throughout, ceiling fans, air conditioning, and a 2-car lock-up garage.

Investment Figures:

- Land Size: 608 sqm
- Rates: Approx \$1000 per quarter including Water
- Rental Appraisal: \$560 - \$620 per week.

Eagleby is a thriving suburb, offering a great mix of amenities, parks, and schools, making it an excellent place for families. With easy access to the M1, it provides a convenient commute to both Brisbane and the Gold Coast. The community-focused atmosphere, combined with the suburb's ongoing development, ensures that Eagleby remains a highly desirable location for homeowners and investors alike.

Don't miss out on the opportunity to make 10 Monivae Circuit your new home! Contact us today to arrange a viewing.

More About this Property

Property ID	1VWRGRF
Property Type	House
House Size	123 m ²
Land Area	608 m ²

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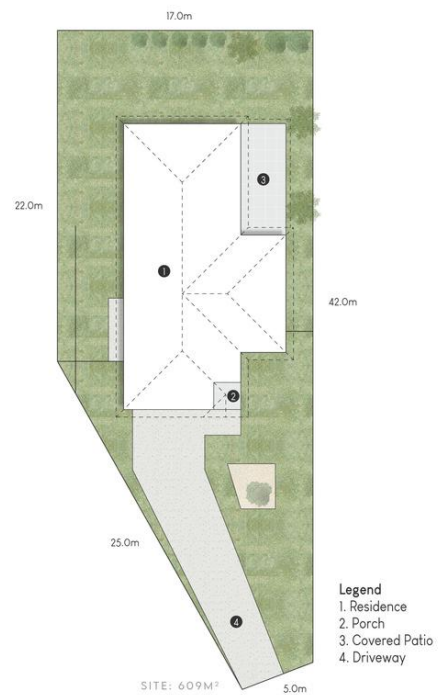
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10 MONIVAE CIRCUIT, EAGLEBY

4 2 2

Internal: 151m² | External: 25m² | Total: 176m²



Legend
1. Residence
2. Porch
3. Covered Patio
4. Driveway

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.

