



## Eagleby, 11 Shirley Street

### Family Retreat with Endless Potential

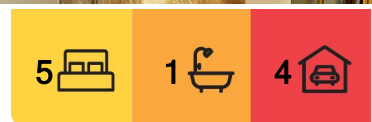
Step into space, style, and sensational suburban living at 11 Shirley Street, Eagleby! This captivating high-set home is brimming with personality, perfectly poised for growing families, dual-living opportunities, or savvy investors. With three bedrooms upstairs and an additional two bedrooms historically used as bedrooms, multiple living zones, sprawling outdoor entertaining areas, and lush greenery wrapping the home in privacy, this property is your ticket to comfort, convenience, and potential-packed living.

Nestled in a leafy pocket of Eagleby, this home enjoys the best of both tranquility and convenience. With the Logan River nearby, scenic parks, great schools, and easy access to both the Gold Coast and Brisbane, Eagleby is a hidden gem for families and investors alike. You'll love the strong community feel, local amenities, and nature-rich surroundings that offer an unbeatable lifestyle blend of urban access and suburban peace.

Your New Property Features



**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**  
Please Call

**View**  
[ljhookeer.com.au/1WQSGRF](https://ljhookeer.com.au/1WQSGRF)

**Contact**  
**Benjamin Waite**  
0431 265 700  
[sales1@ljhbeenleigh.com.au](mailto:sales1@ljhbeenleigh.com.au)

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

- **Dual-Level Layout:** Spanning a total of 295m<sup>2</sup>, this home delivers flexibility and function with two levels, ideal for extended families, home business setups, or guest accommodation.
- **Three Bedrooms in Total:** The upper level features three well-sized bedrooms, including a generous master. Downstairs includes two additional rooms used as bedrooms (please note: not built to legal height), perfect for home offices, guest stays, or hobby rooms.
- **Two Spacious Living Zones:** The upstairs living room dazzles with polished timber floors, a cozy wood-burning fireplace, and large windows that fill the space with light. The downstairs multi-purpose room provides a second lounge or flexible family space.
- **Light-Filled Kitchen & Dining:** The functional kitchen is neatly presented with ample storage and bench space, flowing into a sunny dining area ideal for morning coffees or casual meals.
- **Functional Bathroom:** Featuring dual sinks, a large shower, and charming tilework with ample storage.
- **Dual Outdoor Entertaining Spaces:** The covered upper-level deck offers wonderful elevated views but does require renovation to meet current safety and structural standards-a prime opportunity to create your dream alfresco zone. Downstairs, the shaded patio offers a relaxing alternative surrounded by gardens and greenery.
- **Expansive Outdoor Entertaining:** Enjoy balmy Queensland afternoons on your oversized covered deck or unwind in the spacious covered patio area below-ideal for entertaining, alfresco dining, or relaxing in the shade.
- **Huge 1,267m<sup>2</sup> Block with Side Access:** A lush, fully fenced yard with established trees offers endless space for kids, pets, a pool addition, or future extensions.
- **Huge Lock-Up Shed + Extra Sheds:** Secure garaging and multiple storage sheds offer superb practicality for tradies, tinkers, or anyone with toys.
- **Additional Features:** Air conditioning, internal laundry, charming timber accents, and leafy outlooks that create a warm and welcoming atmosphere throughout.

#### Your Investment Figures

- **Rental Appraisal:** TBC
- **Council Rates:** Approx. \$1000 per quarter.

This is your chance to secure a charming, versatile property in a thriving, family-friendly suburb. Whether you're looking to nest, invest, or dual-let, 11 Shirley Street delivers the space, style, and location to make it happen. Reach out today to schedule a viewing or discuss how this property could be your next great investment!



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

**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.



## More About this Property

Property ID	1WQSGRF
Property Type	House
House Size	295 m2
Land Area	1267 m2
Including	Toilets (2)

**Benjamin Waite 0431 265 700**

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

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

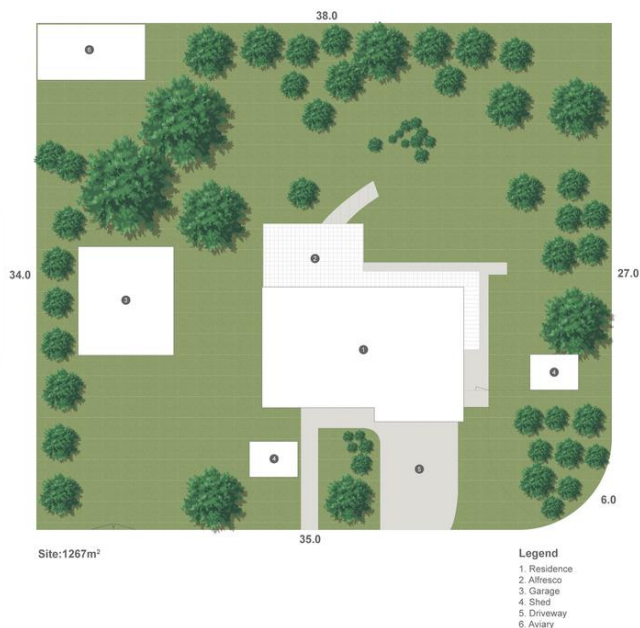
14-16 James Street, BEENLEIGH QLD 4207

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



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

**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.



11 SHIRLEY STREET, EAGLEBY

5 1 2

Internal: 174m<sup>2</sup> | External: 121m<sup>2</sup> | Total: 295m<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.

