






12 Hauff Close, Eagleby

## Neat, Sweet & Move-In Ready in the Heart of Eagleby

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present this well-maintained and beautifully cared-for home tucked away in a quiet cul-de-sac within a peaceful pocket of Eagleby. Whether you're a first home buyer looking to step into the market or an investor chasing a low-maintenance addition to the portfolio, this property delivers comfort, practicality, and everyday convenience in one tidy package. With open plan living, a spacious fully fenced backyard, and an owner-occupied history that truly shows in the presentation, this is the kind of home that makes settling in easy.

### Property Features:

- 3 spacious bedrooms with built-in robes and tiled flooring for low-maintenance living
- 1 well-appointed bathroom featuring both a bathtub and separate shower
- Secure single carport accommodation
- Open plan living and dining area filled with natural light
- Functional U-shaped kitchen with ample storage and electric cooktop
- Fully fenced backyard with plenty of room for kids or pets to enjoy
- Outdoor shed providing additional storage space

3  1  3 

**FOR SALE**  
\$789,000- \$869,000

**VIEW**  
Sat 13th Jun @ 10:45AM - 11:15AM

**AGENTS**  
Eileen Chen  
0452 352 547  
eileen.chen@ljhbeenleigh.com.au

Benjamin Waite  
0431 265 700  
benjamin.waite@ljhbeenleigh.com.au

**AGENCY**  
LJ Hooker Property Collective  
(07) 3807 7900

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.

 **LJ Hooker**

- Owner occupied and exceptionally well looked after throughout
- No easements affecting the main backyard area, providing flexibility for future improvements (STCA)
- Potential to add a plunge pool or larger shed, subject to council approval (STCA)

**Investment Snapshot:**

- Rental appraisal: \$610- \$620 per week approx.
  - Low-maintenance property ideal for investors
  - Strong appeal for tenants seeking practical family living
  - Excellent opportunity for first home buyers or savvy investors alike
- Why Eagleby?**

Perfectly positioned between Brisbane and the Gold Coast, Eagleby continues to attract buyers looking for affordability without compromising on convenience. With easy access to the M1, nearby shopping centres, schools, parks, walking tracks, and public transport, the suburb offers a relaxed lifestyle with everything close at hand. Families love the community feel, while investors appreciate the strong demand and growth potential in this well-connected pocket.

A neat and easy-care home with all the right essentials - this one is ready to welcome its next chapter.

Contact Eileen Chen and Benjamin Waite today for more info.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

**MORE DETAILS**

Property ID	1XRHGRF
Property Type	House
Land Area	400 m2
Including	Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Water Tank

**Eileen Chen 0452 352 547**

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

**Benjamin Waite 0431 265 700**

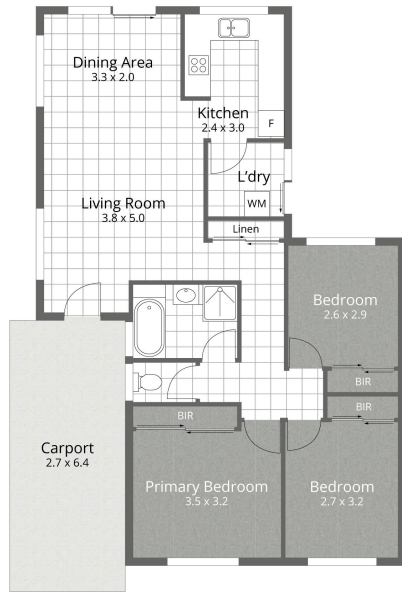
Principal & Licenced Real Estate Agent | benjamin.waite@ljhbeenleigh.com.au

**LJ Hooker Property Collective (07) 3807 7900**

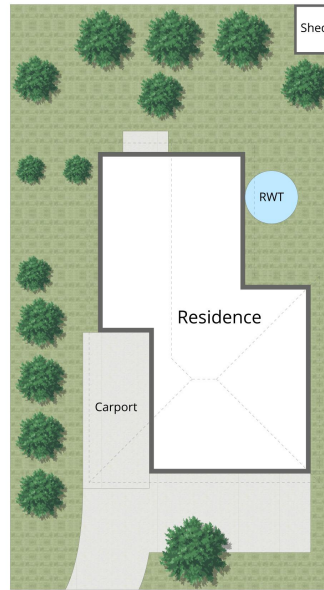
14-16 James Street, BEENLEIGH QLD 4207

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





**FLOOR PLAN**



**SITE PLAN**

12 HAUFF CLOSE, EAGLEBY



89 m<sup>2</sup>  
Internal  
16 m<sup>2</sup>  
External

107 m<sup>2</sup>  
Total

EILEEN CHEN - 0452 352 547  
BENJAMIN WAITE - 0431 265 700

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.