



Eagleby, 12 Seymour Court

Charming Haven with Endless Potential in Prime Eagleby Location

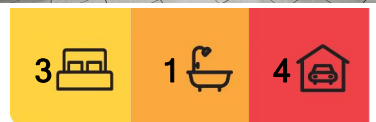
Nestled at the end of a quiet cul-de-sac in the serene and family-friendly Eagleby community, 12 Seymour Court is a charming three-bedroom, single-bathroom home that beautifully balances comfort, functionality, and style. With its bright interiors, low-maintenance outdoor spaces, and thoughtful design, this property is the ideal setting for growing families or savvy investors looking for an exciting opportunity. Situated on a generous 615m² block with ample yard space, this home promises both indoor and outdoor appeal in equal measure.

Living in Eagleby

Eagleby offers an enviable lifestyle, boasting a quiet suburban atmosphere while still being conveniently close to urban conveniences. Located halfway between Brisbane and the Gold Coast, this vibrant suburb has easy access to the M1 for seamless commutes. Enjoy proximity to schools, shopping centres, and public transport, as well as scenic riverside



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For Sale
Offers over \$679,000

View
ljhooker.com.au/1V0KGRF

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parks and lush green spaces that make Eagleby an excellent choice for families and outdoor enthusiasts alike.

Your New Property Features

- **Thoughtful Layout:** The interior boasts a flowing layout that combines living, dining, and kitchen spaces seamlessly for modern living.
 - **Bright & Airy Living Area:** The spacious lounge is complemented by laminate timber flooring, neutral tones, and a split-system air conditioner for year-round comfort.
- Functional Kitchen:** Fitted with ample cabinetry, modern appliances, fitted dishwasher and a sleek rangehood, the kitchen offers a practical layout that connects to the laundry and outdoor area.
- **Three Generous Bedrooms:** Each bedroom is bright, with large windows and ceiling fans for comfort, including a built-in wardrobe in the master.
 - **Well-Appointed Bathroom:** A full-size bathroom with a tub and separate toilet ensures practicality for families.
 - **Outdoor Entertaining:** The covered alfresco patio is the perfect spot for gatherings, overlooking the lush, fully fenced backyard.
 - **Ample Storage & Parking:** A single-car remote control garage operating both front and rear, ample amount of parking space and storage shed cater to your practical needs.
 - **Generous Block:** Sitting on a sprawling 615m² block, this property offers plenty of space for children to play or for future landscaping projects.

Your Investment Figures

This property is projected to achieve a rental income between \$560 and \$600 per week, reflecting the strong demand for quality homes in Eagleby. With comparable properties in the area showcasing similar yields and the growing popularity of the suburb, this investment is poised to deliver excellent returns. Whether you're looking to rent at the lower or upper end of the range, this property ensures flexibility to attract a wide pool of tenants.

Ready to Welcome You Home

Whether you're looking for a move-in-ready family home or a rock-solid investment, 12 Seymour Court is a standout choice in Eagleby. With its spacious design, attractive outdoor features, and fantastic location, it offers a lifestyle of convenience and comfort.

Don't miss your chance to explore this exceptional property-reach out today to schedule a viewing or to discuss how this home could be your next smart move!



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More About this Property

Property ID	1V0KGRF
Property Type	House
House Size	163 m2
Land Area	615 m2
Including	Toilets (1)

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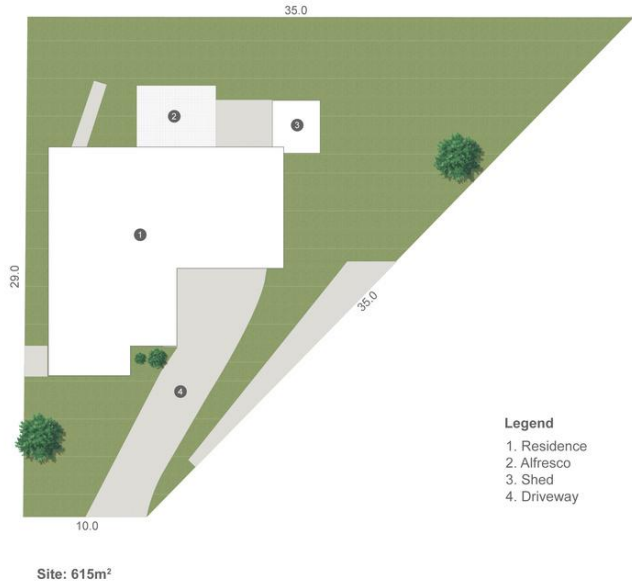
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- Legend**
- 1. Residence
 - 2. Alfresco
 - 3. Shed
 - 4. Driveway

12 SEYMOUR COURT, EAGLEBY

3 1 1

Internal: 98m² | External: 65m² | Total: 163m²

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.

