

## Eagleby, 12 Tabari Place

First-Home Buyers, Bring Your Vision - This One's All About Potential

Ready to ditch the cookie-cutter houses and create something truly your own? Nestled at the end of a quiet cul-de-sac, 12 Tabari Place, Eagleby is the perfect project for buyers with imagination, energy, and an eye for opportunity.

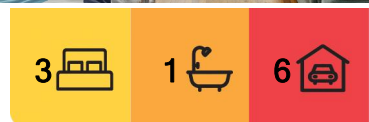
This is your moment to step onto the property ladder with space to grow, add value, and express your style. Whether you're dreaming of a charming renovation, a welcoming family home, or a smart long-term investment, this solid property offers all the right ingredients to bring your plans to life.

### Your New Property Features

- 3 Generously-Sized Bedrooms + 1 Bathroom - The foundations are solid, with loads of natural light and the bonus of a separate toilet-ideal for families or sharers.
- Room to Move - You'll love the surprisingly spacious floor plan. Bigger than most 3-



**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**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/1WN5GRF](https://ljhooker.com.au/1WN5GRF)

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

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

bedders in the area, this layout gives you more room to open up, reimagine, or reconfigure to suit a contemporary lifestyle.

- Authentic Timber Floors - Polished and packed with character, they run throughout and are ready to be restored to their former glory.
- Retro Built-ins & Quirky Storage - Funky overhead cupboards and original fixtures bring character that renovators will love to work with-or reinvent completely.
- Large, Functional Kitchen - Great bones with room to modernize. There's ample bench space, open shelving, and a sunny outlook-just waiting for your designer touch.
- Internal Laundry - Separate laundry with shelving and outdoor access-practicality meets potential.
- Power-Packed Shed (6x6m) - The ultimate tradie or hobbyist space with shelving, benches, and room for toys, tools, or tinkering.
- Double Drive-Through Side Access - That's right-access on both sides of the block. It's perfect for trailers, boats, or future expansion, including granny flat potential (STCA), without sacrificing shed or yard space.
- Pier Foundation - A dream for renovators-easy plumbing access, underfloor storage, and extra flexibility for structural upgrades.
- Grassy, Private Backyard - Plenty of green space for entertaining, relaxing, or even extending. Trampoline, pets, BBQs-it all fits here with room to spare.

Your Investment Figures -

- Rental Appraisal: Estimated between \$510 to \$540 per week once updated - a solid yield for savvy investors.
- Granny Flat Potential (STCA): That huge 859m<sup>2</sup> block and rare double side access make it the perfect setup for a secondary dwelling-subject to council approval.
- High ROI Prospects: With strong bones, standout land size, and a functional layout, this home is primed for a value-adding transformation.

It's Time to Dream Big! If you've been searching for that just-right first home with potential to add instant value-and long-term growth-this is it. Whether it's a stylish renovation project, a family haven in the making, or your very first foot into the market, 12 Tabari Place is ready for its next chapter.

Get in touch today to book your inspection-your dream home.

## More About this Property

<b>Property ID</b>	1WN5GRF
<b>Property Type</b>	House
<b>House Size</b>	134 m <sup>2</sup>
<b>Land Area</b>	859 m <sup>2</sup>

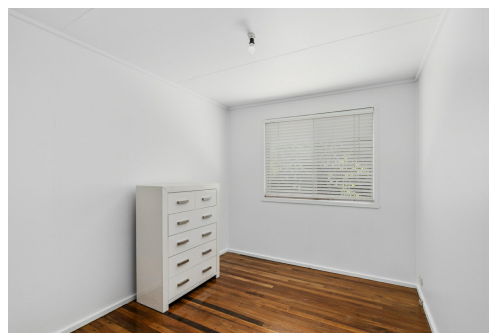
**Benjamin Waite 0431 265 700**

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

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

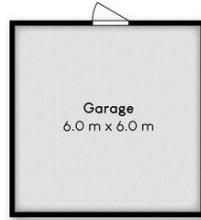
14-16 James Street, BEENLEIGH QLD 4207

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.



12 TABARI COURT, EAGLEBY



Internal: 96m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 134m<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.

