



## Eagleby, 12 Twin Rivers Drive

Versatile 4-Bedroom Home for Homeowners and Investors Alike!

This spacious and welcoming 4-bedroom home invites you with its bright, well-planned layout and a generous, fully fenced yard that promises ample space for family activities and entertaining. Situated on a substantial 600sqm block in a peaceful neighborhood, this property stands out with its neat presentation, modern interior features, and plenty of room to spread out, both indoors and out.

Eagleby is a gem in the Logan region, prized for its family-friendly community and excellent location between Brisbane and the Gold Coast. Offering parks, reputable schools, and local shopping centers, it's perfect for families, professionals, or those looking for a relaxed lifestyle. With convenient access to major highways and public transport options, Eagleby keeps you well connected while maintaining a serene suburban atmosphere.

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**  
Open Home Cancelled - Under Contract

**View**  
[ljhookeer.com.au/1W5YGRF](https://ljhookeer.com.au/1W5YGRF)

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

- Four Bedrooms: Including a spacious master with a walk-in robe and ensuite, ensuring comfort and privacy.
- Open Plan Living: A seamless flow from the living area to the dining and kitchen, filled with natural light.
- Functional Kitchen: Equipped with ample cabinetry, a built-in oven, and a practical breakfast bar for casual meals.
- Additional Living Space: Perfect for family gatherings or as a multi-functional area for work or play.
- Cooling Comfort: Ceiling fans and air-conditioning ensure a pleasant atmosphere year-round.
- 600sqm Block: Generous yard ideal for outdoor fun, gardening, or future enhancements like a pool or expanded entertaining space.
- Covered Alfresco Area: Great for summer BBQs and relaxing afternoons.
- Double Garage: Providing ample space for secure parking and storage.

#### Your Investment Figures:

This property is currently leased at \$600 per week until 21/06/2025, providing immediate and steady rental income. This long-term lease offers you the security of guaranteed revenue for the next year and beyond, making it a superb choice for savvy investors seeking a low-risk, high-reward addition to their portfolio.

- Rental Appraisal: Current vacancy rates in the area are around 1.5% underscoring the consistent rental demand in the area.

This is more than just a property-it's a strategic investment opportunity with returns already flowing in! With a reliable tenant secured until mid-2025, your pathway to earning solid income is already paved.

Imagine the opportunities that await you at 12 Twin Rivers Drive-whether you're planning to move in, rent it out, or expand your investment portfolio. This property offers the perfect blend of modern living and a prime location. Reach out today to schedule a viewing or discuss how this property can become your next smart investment!

## More About this Property

<b>Property ID</b>	1W5YGRF
<b>Property Type</b>	House
<b>House Size</b>	196 m <sup>2</sup>
<b>Land Area</b>	600 m <sup>2</sup>
<b>Including</b>	Ensuite

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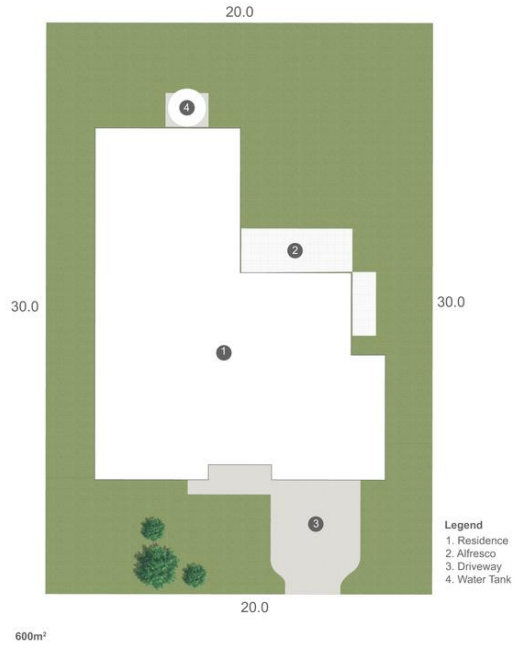
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12 TWIN RIVERS DRIVE, EAGLEBY

4 2 2

Internal: 168m<sup>2</sup> | External: 28m<sup>2</sup> | Total: 196m<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.

