



16 Vautin Way, Eagleby

Built in 2018! Modern, Spacious Living with TWO Private Yard - BOOK YOUR INSPECTION

Eileen Chen and Benjamin Waite, your local Eagleby specialists, are excited to present 16 Vautin Way, Eagleby - a modern home built in 2018, offering surprisingly spacious interiors, two separate fully fenced yards and the perfect balance of comfortable living and low-maintenance convenience.

If you've been searching for a modern home without the price tag of a larger four-bedroom property, this could be the value buy you've been waiting for!

Built in 2018, this home offers the contemporary design, practical layout and everyday comforts that buyers love, without the upkeep of a traditional larger property. Whether you're a first-home buyer, downsizer, young family or investor, there's plenty here to get excited about.

But what really sets this home apart is the clever use of space - both inside and out.

3 1 2

FOR SALE
JUST LISTED - 2018 Build!

VIEW
Sat 10th Oct @ 9:00AM - 9:30AM

AGENTS
Eileen Chen
0452 352 547
Eileen.chen@ljhcollective.com.au

Benjamin Waite
0431 265 700
benjamin.waite@ljhcollective.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

Unlike many modern three-bedroom homes, 16 Vautin Way offers TWO separate, fully fenced outdoor areas, giving you the flexibility to enjoy your home in more ways than one.

Love chasing the sunshine? Enjoy your morning coffee in the front yard and move to the rear courtyard as the sun shifts throughout the day. Entertaining friends? Keep the kids or pets safely separated in one yard while the adults relax in the other. Want a dedicated garden, outdoor dining space or somewhere for the little ones to play? You don't have to choose - there's room for both!

It's this thoughtful separation that makes the home feel so much more spacious and functional than you might expect.

Step inside and you'll discover a generous open-plan living and dining area, with beautiful timber-look flooring, air conditioning and natural light creating an inviting atmosphere. The living area measures approximately 5.4m x 4.4m, while the adjoining dining space offers another generous 5.2m x 4.4m - giving you plenty of flexibility to furnish and enjoy the home your way.

At the heart of it all is a stylish modern kitchen, complete with an island bench, breakfast bar, gas cooking, ample cabinetry and a walk-in pantry that doubles as a butler's pantry - a fantastic feature that you don't often find in a three-bedroom home.

Three well-proportioned bedrooms provide comfortable accommodation, while the contemporary bathroom features floor-to-ceiling tiling and a modern walk-in shower.

And with a double undercover carport, solar panels, separate laundry and established low-maintenance gardens, the home delivers practicality without compromising on lifestyle.

Built in 2018, beautifully designed and offering two private yards - this is one you need to experience in person. Inspect and make your offer!

Property Features

- Built in 2018 - modern construction and contemporary design
- Three generously sized bedrooms
- Built-in wardrobes to two bedrooms
- Ceiling fans to bedrooms
- Spacious open-plan living and dining areas
- Generous living room approximately 5.4m x 4.4m
- Separate dining zone approximately 5.2m x 4.4m
- Beautiful timber-look flooring throughout
- Air conditioning and ceiling fans to the main living areas
- Modern kitchen with island bench and breakfast bar
- Gas cooktop and electric oven
- Walk-in pantry offering additional preparation and storage space
- Contemporary bathroom with floor-to-ceiling tiles and walk-in shower
- Separate toilet
- Separate laundry with direct outdoor access and stylish barn-style door
- Two separate, fully fenced outdoor yards
- Private front yard with established gardens
- Rear outdoor entertaining area
- Ideal separation for children, pets and entertaining
- Low-maintenance outdoor spaces without sacrificing functionality
- Double undercover carport approximately 7m x 6m
- Pedestrian side access
- Solar panels
- Water tank and garden shed
- Contemporary rendered exterior and Colorbond roofing
- Approximately 172m²; total floor area

For buyers wanting modern comforts, generous living space and a manageable yard without spending every weekend maintaining it, 16 Vautin Way ticks plenty of boxes.

Why Eagleby?

Perfectly positioned between Brisbane and the Gold Coast, Eagleby continues to attract first-home buyers, young families, downsizers and investors who recognise the convenience and value this established community has to offer.

With easy access to the M1, Beenleigh town centre, local schools, shopping, public transport and everyday amenities, it's a location that makes day-to-day living simple.

And for those who enjoy the outdoors, Eagleby offers an abundance of parks, walking tracks, waterways and nearby boat ramps - giving you plenty of ways to spend your weekends enjoying life rather than maintaining your property.

Modern Living, More Space & Exceptional Value!

Why settle for an older home requiring renovations or a modern property with barely any outdoor space when you could have the best of both worlds?

Built in 2018, 16 Vautin Way combines the benefits of modern construction with surprisingly generous living areas and TWO separate fully fenced yards - a fantastic combination for buyers who want flexibility without the maintenance.

Whether you're looking to enter the property market, simplify your lifestyle or secure a modern investment, this is an opportunity worth acting on.

Inspect. Make an Offer. Make It Yours!

Disclaimer: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Property Collective and its representatives accept no responsibility for any errors or omissions. All information is considered correct at the time of publication. Interested parties should make their own enquiries and rely on their own investigations to verify the accuracy of the information contained herein.

MORE DETAILS

Property ID	1Y0EGRF
Property Type	House
Land Area	400 m2

Eileen Chen 0452 352 547

Sales and Marketing Specialist | Eileen.chen@ljhcollective.com.au

Benjamin Waite 0431 265 700

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

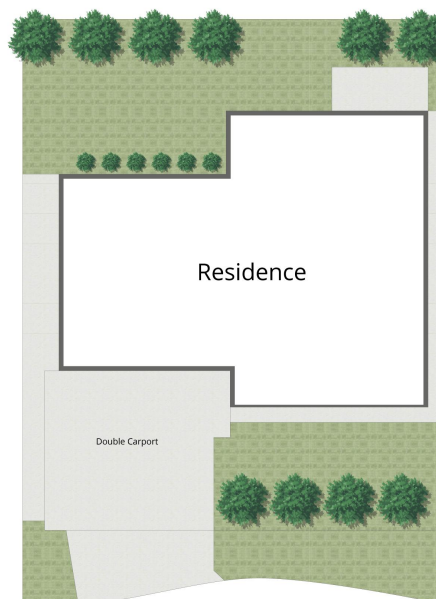
LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207
propertycollective.ljhooker.com.au | hey@ljhcollective.com.au





Floor Plan



Site Plan

16 VAUTIN WAY, EAGLEBY



3



1



2

130 m²
Internal
42 m²
External

172 m²
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.