



Eagleby, 17 Lemongrove Street

Potential Personified

Welcome to 17 Lemongrove Street, a hidden gem in Eagleby now live on the market! This property is perfect for savvy investors and discerning buyers seeking a home packed with potential. Eagleby's recognition as one of the top 10 hottest suburbs on platforms like realestate.com and CoreLogic solidifies its reputation as a prime location for real estate growth.

Key Features:

- **Prime Location:** Situated in the vibrant suburb of Eagleby, known for its family-friendly atmosphere and convenient amenities.
- **Spacious Living:** This property boasts 3 bedrooms, 1 bathroom, and a double carport, providing ample space for comfortable living.
- **Expansive Block:** Set on a generous approximately 919SQM block, with the precedent for subdivision in the street and the addition of a second dwelling, granny flat, or further improvements (STCA), making this property a lucrative investment opportunity.



For Sale

Selling Now, Submit Your Offer

View

ljhooker.com.au/1VSRGRF

Contact

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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.

• **Secure Investment:** Currently tenanted until January 2025 at \$500 per week, offering immediate rental income for investors.

Endless Possibilities Await:

Unlock the potential of this property and explore the myriad of possibilities it offers. Whether you're looking to capitalise on the rental market, develop additional dwellings, or create your dream family home, the opportunities here are limitless.

Experience Eagleby Living:

Embrace the thriving community spirit of Eagleby, where a relaxed lifestyle seamlessly merges with urban convenience. Enjoy easy access to parks, recreational facilities, bustling local shops, and reputable schools, all within close proximity. With Eagleby currently being a hotspot for real estate activity, now is the perfect time to invest in this dynamic and growing area.

Don't miss out on this opportunity to secure your slice of Eagleby paradise. Get in touch today for more information and to arrange your private viewing.

For further details or to express your interest, contact us now. Don't let this exceptional opportunity pass you by!

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More About this Property

Property ID	1VSRGRF
Property Type	House
Land Area	919 m ²

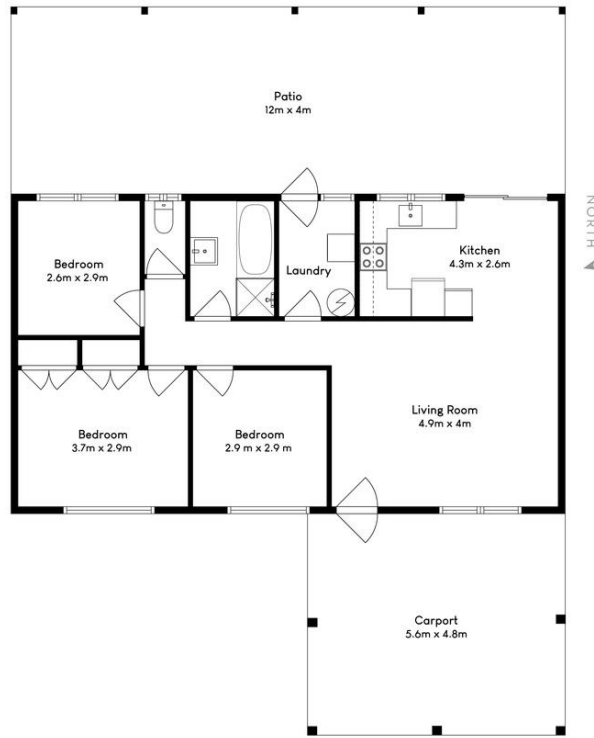
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17 LEMONGROVE STREET, EAGLEBY

3 1 2

Internal: 79m² | External: 76m² | Total: 155m²

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.

