



2 Geelong Court, Eagleby

Comfort, Charm & Convenience on a Corner Block!

Welcome to 2 Geelong Court, Eagleby - a delightful blend of cozy character and modern convenience! Sitting proudly on a fully fenced 610sqm corner block, this move-in ready 3-bedroom home is the perfect combination of relaxed family living and low-maintenance appeal. Whether you're looking to nest or invest, this beautifully presented property offers a light-filled layout, a large covered patio, and a vibrant backyard ready for play, pets, or peaceful mornings with a cuppa. With its inviting charm and prime location, this property is ready to tick all your boxes!

Nestled in the ever-growing suburb of Eagleby, this location is ideal for families, professionals, and investors alike. You're just minutes from Eagleby Shopping Plaza, schools like Eagleby South State School, and lush green spaces like Olympic Park. Need to commute? The M1 Motorway is within easy reach, making travel to Brisbane or the Gold Coast a breeze. Eagleby offers a relaxed lifestyle with the convenience of city access - a rare and valuable combination for any buyer.

Your New Property Features

- Spacious Open Living: The bright 33m² living area is the true

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FOR SALE
\$699,000 - \$769,000

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 **LJ Hooker**

heart of the home, complete with a wide-open layout, crisp finishes, and floor-to-ceiling built-in storage cupboards-perfect for keeping everything neat and out of sight. Whether it's board games, linen, or your book collection, there's a place for it all.

- **Timber Kitchen Delight:** The kitchen is a real standout, with warm timber cabinetry, a breakfast bar, stainless steel oven, and plenty of storage. It's both stylish and practical - ready for your culinary adventures!
- **Three Comfortable Bedrooms:** The primary bedroom (12m²;) offers space to unwind, while the two additional bedrooms (each 8m²;) are perfect for kids, guests, or even a home office or nursery.
- **Modern Bathroom + Separate Toilet:** Featuring a neat bathroom with separate shower and bath, plus a separate toilet for added convenience during busy mornings.
- **Indoor/Outdoor Flow:** Sliding doors lead out to a large covered patio - a versatile area for BBQs, kids' playtime, or peaceful evenings under the stars.
- **Fully Fenced Corner Block:** With white picket fencing, easy-care landscaping, and garden beds already in place, the home offers both privacy and charm.
- **Solar Panels:** Save on energy bills with solar already installed - a smart, eco-friendly bonus!
- **Secure Parking:** Includes a separate double garage and off-street parking with a dedicated driveway.
- **Bonus Shed + Water Tank:** Extra storage and garden potential with a rear shed and rainwater tank in place.
- **Security Screens Throughout:** Peace of mind and year-round breezes with security screens on all doors and windows.
- **Land Size:** 610sqm corner block - low-maintenance and fully usable!

Your Investment Figures

Rental Appraisal: Estimated at \$560-\$595 per week, offering strong rental return potential in this growing area.

Council Rates: Approx. \$900 - \$1000 per quarter.

This delightful home captures the best of easy living in a location that continues to grow in demand. Whether you're stepping into the market, looking for your next family nest, or building your investment portfolio, 2 Geelong Court offers unbeatable value and charm. Reach out today to schedule a viewing or discuss how this property could be your next great investment - your slice of Eagleby paradise awaits!

MORE DETAILS

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| Property ID | 1X0QGRF |
| Property Type | House |
| House Size | 107 m ² |
| Land Area | 610 m ² |
| Including | Toilets (1) |

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