

## Eagleby, 20 Kelly Street

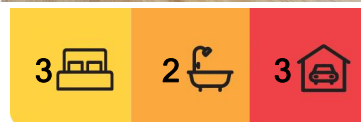
### Stylish Retreat with Expansive Workshop & Entertainer's Dream Patio

Step into 20 Kelly Street, Eagleby—a hidden gem that perfectly balances cozy modern living with expansive outdoor spaces, making it a sanctuary for both relaxation and creativity. Designed to impress, this vibrant 3-bedroom home welcomes you with light-filled interiors, stylish finishes, and an entertainer's dream backyard that's all set for endless enjoyment. Whether you are seeking a family-friendly haven or an ideal investment, this property is ready to deliver.

Located in the peaceful and increasingly popular Eagleby, this residence enjoys the best of suburban serenity while remaining close to everyday essentials. Eagleby is celebrated for its warm, community-focused atmosphere, leafy parks, and a mix of charming local cafes and shops. Nestled between Brisbane and the Gold Coast, you'll relish being moments away from both natural beauty and urban excitement, with schools, shopping centers, and public transport conveniently nearby.



**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**  
\$749,000 - \$829,000

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

#### Your New Property Features:

- **3 Light and Airy Bedrooms:** Well-proportioned and modern, each bedroom provides a cozy retreat, complete with large windows that invite in the sunshine and offer glimpses of the lush surroundings.
- **Inviting Open Plan Living and Dining:** The heart of the home features warm timber-look flooring, a spacious living area, and split-system air conditioning-ideal for family movie nights or a relaxing evening in.
- **Sleek Modern Kitchen:** With bold black cabinetry and elegant wood countertops, the kitchen is both practical and stunning. Equipped with an electric cooktop, integrated appliances, and a large servery window that connects directly to the patio, it's perfect for both culinary adventures and entertaining.
- **Massive Covered Patio for Entertaining:** Step outside to an enormous 19.8m x 7.8m alfresco area, with 15m x 4m of the patio area shade covered. Imagine sipping your morning coffee or hosting weekend barbecues here-this expansive space is perfect for creating memories with family and friends, rain or shine.
- **Wood Fire Pizza Oven & Outdoor Fire Pit:** The outdoor entertaining area includes a wood fire pizza oven, making family dinners or parties extra special. The cozy fire pit is perfect for gathering around under the stars, offering warmth and charm to evening get-togethers.
- **Impressive Workshop & Garage Space:** A substantial detached workshop with dimensions of 9m x 10m and 4m eaves offers endless possibilities for hobbyists and professionals alike. Featuring a 9m x 6m mezzanine loft area, this space provides ample room for storage or creative pursuits. A separate driveway with through-access ensures unobstructed entry to the shed, while 3-phase power is already connected to the house and ready to be run into the shed for maximum versatility. Whether you envision a woodworking shop, home gym, or creative studio, this workshop has everything you need to bring your projects to life.
- **Eco-Friendly Solar Panels:** Solar panels are already installed, ensuring lower utility bills and a more sustainable way of life, giving you peace of mind both for your wallet and the environment.
- **Fully Fenced & Landscaped Grounds:** The lot features a well-maintained yard, ideal for kids and pets to play safely. The thoughtfully landscaped gardens add charm, while the full fencing ensures privacy and security.

#### Your Investment Figures:

**Rental Appraisal:** Estimated at \$540 - \$580 per week, presenting an excellent opportunity for attractive returns in the current market.

**Body Corporate Fees:** Not applicable-freehold property ownership ensures no ongoing corporate fees.

This property offers more than just a home; it's a lifestyle. Whether you are savouring a peaceful morning on the patio, perfecting your pizza-making skills in the wood-fired oven, working on a project in your oversized workshop, or entertaining loved ones by the fire pit, 20 Kelly Street provides the perfect backdrop. Set in a friendly Eagleby community with everything you need just moments away, this property is ready to be your next great adventure.

Reach out today-let's turn the key to your future in this Eagleby charmer!



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## More About this Property

<b>Property ID</b>	1W3FGRF
<b>Property Type</b>	House
<b>House Size</b>	331 m <sup>2</sup>
<b>Land Area</b>	925 m <sup>2</sup>

**Benjamin Waite 0431 265 700**

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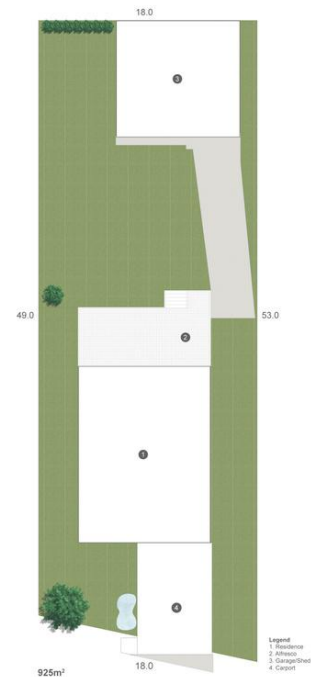
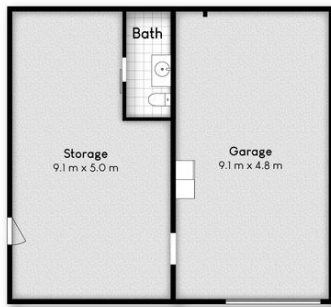
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20 KELLY STREET, EAGLEBY

3 2 2

Internal: 176m<sup>2</sup> | External: 135m<sup>2</sup> | Total: 311m<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.

