



22 Dongarven Drive (4 Ennis Court), Eagleby

A Rare Block & An Opportunity for What Comes Next

Eileen Chen and Benjamin Waite, your local Eagleby specialists, are excited to present 22 Dongarven Drive, Eagleby - offered to the market for the first time in 35 years.

Held and loved by the same family for more than three decades, this is the kind of property that simply doesn't come to market often. Now offered as a deceased estate, the time has come for a new owner to write its next chapter.

Register your interest with Eileen Chen and Benjamin Waite today, inspect at the next open home and make your offer. First time to market in 35 years. Two-street access. Endless potential. Don't let this one pass you by.

Set on an impressive parcel of land with the incredibly rare advantage of rear street access via Ennis Court, this is much more than a three-bedroom home. It is an opportunity for first-home buyers, families, renovators, investors and those with an eye for future potential to secure a property that offers space, flexibility and possibilities that are increasingly difficult to find.

From the moment you arrive, the home's character is evident. A long

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FOR SALE
VACANT OPPORTUNITY W/ REAR ACCESS

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

front porch welcomes you in - the perfect place for a morning coffee or an afternoon watching the world go by. Inside, the traditional floorplan offers three bedrooms, multiple living areas, a generous kitchen and dining space, plus a rear family room/sunroom that looks out across the expansive backyard.

There is plenty to enjoy as it stands, but equally, plenty of scope to make it your own over time.

The real standout, however, is what lies beyond the home.

The backyard extends all the way through to Ennis Court, providing a second point of street access that opens up an exciting range of possibilities. Buyers may wish to investigate the potential for a granny flat or secondary dwelling with its own independent street access, additional shedding, dual-living arrangements or even future subdivision potential - all subject to council approval and relevant requirements.

For those searching for a home with room to grow, accommodate extended family or create additional value in the future, this is an opportunity worth inspecting.

Property Features:

- First time offered to the market in 35 years
- Much-loved family home ready for its next chapter
- Three bedrooms with built-in storage
- Central family bathroom
- Multiple separate living areas
- Generous kitchen with excellent storage and adjoining dining area
- Rear family room/sunroom overlooking the backyard
- Charming full-length front porch
- Additional garden shed
- Established mango tree, mulberry bush and expansive backyard
- Rare rear street access via Ennis Court
- Excellent access for vehicles, trailers, caravans or additional shedding
- Potential to add a granny flat/secondary dwelling with independent street access*
- " Potential to investigate subdivision or further development*
- " Approximately 175m² total floor area
- Easement free 804sqm block size
- Built in 1990
- Subject to council approval, relevant planning requirements and buyer due diligence.

Why Eagleby?

Perfectly positioned between Brisbane and the Gold Coast, Eagleby continues to attract buyers looking for accessibility, established neighbourhoods and value without giving up the convenience of city connections. With easy access to the M1, Beenleigh town centre, public transport, local schools, shopping, parks and everyday amenities, it's easy to understand why more buyers are discovering what the area has to offer.

But blocks with this combination of space and two-street access are becoming increasingly difficult to replace - making 22 Dongarven Drive an opportunity for buyers to think not only about how they could enjoy the property today, but what it could become in the years ahead.

35 Years in One Family - Now It's Your Opportunity

The property is to be sold and genuine offers are invited.

Come through, walk the block, step out onto the front porch, explore the rear access from Ennis Court and imagine what your next chapter

here could look like.

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	1Y0AGRF
Property Type	House
House Size	175 m2
Land Area	804 m2
Including	Study
	Air Conditioning
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

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