

22 Tranquillity Way, Eagleby

## Dual-Key Dream with Double Income Potential!

Benjamin Waite and Eileen Chen along with the team at LJ Hooker Beenleigh are proud to present 22 Tranquillity Way, Eagleby.

Welcome to the ultimate dual-key investment or multi-generational living opportunity! Set in a quiet cul-de-sac and boasting excellent street appeal, this contemporary residence offers not one but TWO well-appointed dwellings under one roofline. Whether you're looking to live in one and rent the other, or maximise returns with a full dual-rental strategy, 22 Tranquillity Way ticks all the right boxes. With stylish interiors, low-maintenance finishes, and a fantastic layout that prioritises privacy and functionality, this is a golden chance to secure a high-performing asset in a growth location.

### Why Eagleby?

Eagleby is fast becoming one of Southeast Queensland's property hotspots-and it's easy to see why. Perfectly positioned between Brisbane and the Gold Coast, this thriving suburb is all about convenience and community. You'll find top-rated schools, a wide selection of parks and green spaces, and plenty of shopping options including Eagleby Shopping Plaza. With quick access to the M1 motorway, commuting is a breeze. Whether you're an investor

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### FOR SALE

Offers Over \$999,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

seeking strong returns or a family craving peaceful yet connected living, Eagleby delivers lifestyle and value in one unbeatable package.

#### Your New Property Features

- Unit 22A - Spacious 3-Bedroom Main Residence (Approx. 81m<sup>2</sup>; Internal):
  - Bright and airy open-plan living area (16m<sup>2</sup>;) flowing seamlessly to the sleek kitchen.
  - Modern kitchen with stainless steel appliances, electric cooktop, dishwasher, and crisp white tile splashback-designed for both style and function.
  - Three generous bedrooms including a large primary suite (11m<sup>2</sup>;) with walk-in robe and private ensuite.
  - Two well-appointed bathrooms including ensuite plus main bathroom with full bathtub.
  - Dedicated laundry with external access and separate hallway for added privacy.
  - Single remote-controlled garage plus additional driveway space.
  - Ceiling fans, security screens, and vertical blinds throughout for added comfort and peace of mind.
  - Crisp white walls, high-gloss tiles, and dark contrast cabinetry give the space a modern, cohesive finish.
- Unit 22B - Self-Contained 2-Bedroom Unit (Approx. 43m<sup>2</sup>; Internal):
  - Compact yet highly functional layout with a full-size kitchen and open-plan living area.
  - Two well-proportioned bedrooms with built-in robes and ceiling fans.
  - Combined bathroom/laundry for efficient use of space.
  - Bright interiors with matching finishes to the main residence-continuity and style throughout.
  - Split system air conditioning in the living area for year-round comfort.
  - Single lock-up garage and private entry-ideal for separate tenancy.

#### Exterior & Block Features:

490sqm block with wide frontage and neatly landscaped gardens.  
Private rear yard and side access potential.  
Both residences fully fenced for privacy and security.  
Dual electricity meters-perfect for independent renting.

#### Your Investment Figures

##### Current Leases:

Unit A - Leased at \$540/week until 30/03/2026

Unit B - Leased at \$460/week until 20/04/2026

Total Weekly Rental Income: \$1,000/week

Total Annual Rental Income: \$52,000/year

##### Future Rental Potential (on renewal):

Unit A: \$595 - \$610/week

Unit B: \$500 - \$520/week

Future Potential Weekly Income: \$1,095 - \$1,130/week

Potential Future Annual Income: Up to \$58,760/year

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

Perfectly positioned and cleverly designed, 22 Tranquillity Way offers a rare and exciting dual-living solution in one of Eagleby's most desirable neighbourhoods. Whether you're looking to invest or accommodate the extended family, this modern dual-key property is the complete package.

Contact Benjamin 0431 265 700 and Eileen 0452 352 547 today for more info.

Don't miss your chance to double your income-or double your lifestyle. Opportunities like this don't stay on the market long!

## MORE DETAILS

Property ID 1X41GRF  
Property Type House  
House Size 124 m2  
Land Area 490 m2

### **Benjamin Waite 0431 265 700**

Licensed Real Estate Agent | [sales1@ljhbeenleigh.com.au](mailto:sales1@ljhbeenleigh.com.au)

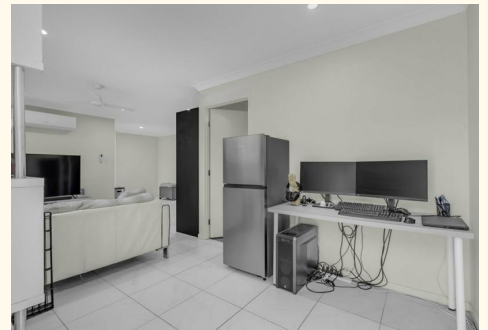
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