



Eagleby, 221 Fryar Road

A Tropical Escape in the Heart of Eagleby

Step into your private paradise at 221 Fryar Road, Eagleby! This charming family home seamlessly combines modern functionality with an irresistible tropical flair. Nestled among lush greenery, the backyard boasts a stunning lagoon-style pool and an alfresco dining area, perfect for entertaining or unwinding. With a warm brick facade and thoughtful interior layout, this property is sure to enchant families, investors, or anyone dreaming of their own suburban oasis.

Eagleby is a vibrant, family-friendly suburb positioned perfectly between Brisbane and the Gold Coast. With its abundance of parks, walking trails, and proximity to local schools and shopping precincts, Eagleby offers the ideal mix of community and convenience. Situated within walking distance of Eagleby State School, this property is a dream for families seeking a blend of lifestyle and practicality. Add in easy access to the M1, and you've got a location that truly ticks all the boxes.



For Sale
UNDER CONTRACT - Open Home
Cancelled

View
ljhooker.com.au/1W91GRF

Contact
Benjamin Waite
0431 265 700
sales1@ljhbeenleigh.com.au

Jackson Burley
0432 576 220
sales3@ljhbeenleigh.com.au



LJ Hooker Beenleigh
(07) 3807 7900

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.

Your New Property Features:

- Lagoon-Style Pool:** Dive into your private oasis with a stunning lagoon-style pool, surrounded by tropical landscaping. Whether you're cooling off on a sunny day or hosting unforgettable poolside gatherings, this space promises hours of relaxation and fun. The addition of a pizza oven makes entertaining here a truly unique and mouthwatering experience.
- Spacious Alfresco Area:** The expansive covered patio seamlessly connects indoor and outdoor living. Imagine hosting family dinners, weekend barbecues, or simply enjoying your morning coffee while soaking in the serene ambiance of your lush backyard.
- Modern Kitchen:** This thoughtfully designed kitchen is the heart of the home, featuring sleek countertops, quality appliances, and ample cabinetry. The breakfast bar adds functionality, perfect for quick meals, entertaining guests, or chatting with family while you cook.
- Four Bedrooms, Including a Versatile Converted Space:** Offering flexibility and practicality, the fourth bedroom has been transformed from a garage, providing endless possibilities. Use it as a cozy guest room, a quiet home office, a vibrant playroom, or a creative studio tailored to your lifestyle.
- Master Suite:** Retreat to your private sanctuary in the master bedroom, complete with air conditioning for comfort and a stylish ensuite for added convenience. Start and end your day in a space that feels luxurious and inviting.
- Stylish Living Room:** Bathed in natural light, the living room is both chic and comfortable, featuring contemporary wallpaper that adds a touch of personality. It's the perfect space to unwind with family, entertain friends, or binge-watch your favorite shows.
- Sustainable Living:** Reduce your carbon footprint and enjoy lower energy bills with the installed solar panels. Feel good about living sustainably while saving money.
- Secure Parking & Storage:** With a dedicated carport and a separate shed, as well as additional trailer or boat parking off the street, this home ensures you have ample storage space for vehicles, tools, and equipment, keeping your property organized and clutter-free without playing musical cars.
- Family-Friendly Layout:** Designed with modern families in mind, the home features two well-appointed bathrooms and a functional, flowing layout. This ensures comfort and practicality for everyone, from busy weekday mornings to relaxed weekend afternoons.
- Prime Location:** Positioned within walking distance of Eagleby State School, this home is perfectly suited for families. Enjoy the convenience of being close to a reputable local school, while also benefiting from nearby shopping centers, parks, and public transport.
- Land Size:** A generous 429m² block ensures both space and privacy, perfect for families or tenants seeking room to grow.

Your Investment Figures:

- Rental Appraisal:** Updated weekly rental income of \$640-\$700, reflecting current market conditions and the unique appeal of this property.
- Potential Yield:** With strong rental demand in Eagleby average vacancy rates are currently below 1%. This property offers an excellent opportunity for investors to secure steady and attractive returns while enjoying capital growth over the years to come.

This home is more than a property; it's a lifestyle upgrade waiting to happen. With Eagleby State School just a short stroll away, poolside pizza nights to enjoy, and cozy evenings in your beautifully designed living spaces, it offers something for everyone. Eagleby's welcoming community and unbeatable location complete the package.



LJ Hooker Beenleigh
(07) 3807 7900

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.

Don't wait! Reach out today to schedule a viewing and discover how this fantastic property can be yours. Your tropical dream home is calling.

More About this Property

Property ID	1W91GRF
Property Type	House
Land Area	429 m2

Benjamin Waite 0431 265 700

Licensed Real Estate Agent | sales1@ljhbeenleigh.com.au

Jackson Burley 0432 576 220

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



LJ Hooker Beenleigh
(07) 3807 7900

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.



221A FRYAR ROAD, EAGLEBY



Internal: 104m² | External: 32m² | Total: 136m²

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.

