



Eagleby, 24 Dion Drive

Charming, Practical & Packed with Potential on a Generous 601sqm Block!

Step into an inviting blend of comfort and practicality at this charming Eagleby residence, where generous indoor spaces meet an expansive 601sqm backyard oasis. Nestled among established trees and exuding solid brick character, this home is perfect for families, first-time buyers, or investors eager to secure a move-in ready gem with room to grow. Its thoughtful layout, wide outdoor entertaining area, and ample parking make it as functional as it is appealing. Welcome to a place where you'll feel right at home-whether you're hosting weekend barbecues on the patio or enjoying a peaceful morning under the shade of the backyard trees.

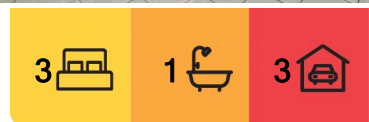
Living in Eagleby

Eagleby is fast becoming a favorite for savvy buyers and investors alike-and it's easy to see why! Situated between Brisbane and the Gold Coast, this vibrant suburb offers the perfect blend of convenience and lifestyle. Enjoy close proximity to parks, local shops,



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For Sale
UNDER CONTRACT

View
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quality schools, and great transport links. Whether you're commuting to work or relaxing with family on the weekends, Eagleby delivers a well-connected, family-friendly atmosphere that still feels refreshingly peaceful.

Your New Property Features

- Three Comfortable Bedrooms: Each fitted with carpet and large windows that allow natural light to pour in, these bedrooms provide a restful retreat.
- Tiled Open Plan Living: The living area flows into the dining and kitchen space, complete with soaring raked ceilings for an added sense of space and airiness.
- Neat & Practical Kitchen: Featuring ample cabinetry, tiled splashback, and a gas cooktop with built-in oven-everything you need to whip up family favorites.
- Well-Maintained Bathroom: With classic tiling, a combined shower and bathtub, and a large mirrored vanity, this space is both functional and inviting.
- Internal Laundry: A separate laundry room with outside access adds convenience and plenty of utility space.
- Massive Covered Patio: Stretching the width of the home, this 16.4m-long alfresco area is a standout feature-ideal for entertaining or simply unwinding in privacy.
- Secure & Spacious Backyard: Fully fenced and beautifully leafy, the vast 601sqm block provides incredible space for kids, pets, future gardens, or even a pool.
- Freestanding Shed: Perfect for storage, hobbies, or a workshop setup.
- Carport for Two Vehicles: Generously sized at 5.2 x 5.5m, this carport keeps your vehicles protected from the elements.
- Flat & Functional Land: The large lot offers privacy, shade, and outdoor potential rarely found at this price point.

Your Investment Figures

- Rental Appraisal: \$560.00 - \$590.00 per week
- Land Size: 601m²; - a fantastic block with room to add further value.

This home is the total package-a neat, low-maintenance property in a fantastic location, with strong rental potential and an impressively large 601sqm block that gives you room to breathe and grow. Whether you're looking to move in, rent out, or simply invest in a rapidly growing suburb, 24 Dion Drive delivers the value and lifestyle you've been searching for.

Reach out today to schedule a viewing or chat about making this fantastic Eagleby home your next great move or investment!

More About this Property

Property ID	1WMXGRF
Property Type	House
House Size	169 m ²
Land Area	601 m ²

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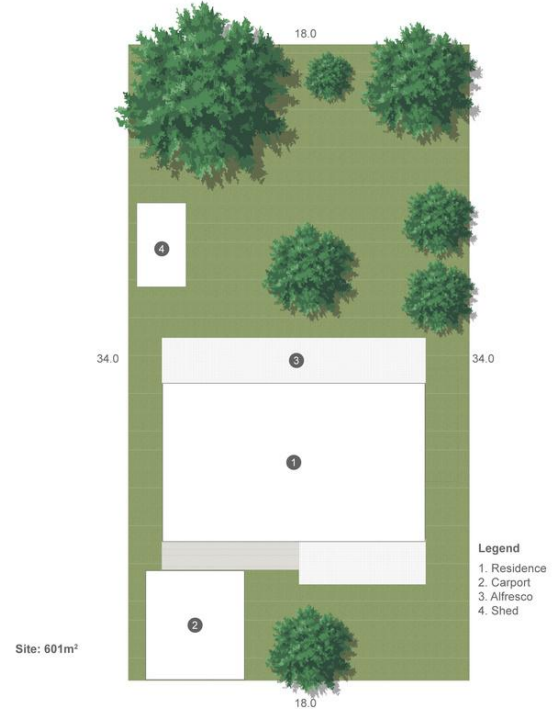
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24 DION DRIVE, EAGLEBY

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Internal: 86m² | External: 83m² | Total: 169m²

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.

