







262 Herses Road, Eagleby

A Little Peace, A Lot of Space & Just in Time for Christmas!

Eileen Chen & Benjamin Waite, your Eagleby specialists with LJ Hooker Property Collective, proudly present 262 Herses Road, Eagleby!

Some homes just have that special feeling the moment you walk through the door, and this is certainly one of them!

Lovingly maintained by its previous owner-occupiers, this beautifully presented four-bedroom family home offers the perfect combination of space, comfort and easy-care living. Quietly positioned on a 609m² corner block, with two separate living areas, an impressive chef's kitchen and an expansive wraparound outdoor entertaining area, there's plenty to love about this one!

And the best part? It's vacant, ready and waiting for its next chapter. You could be celebrating Christmas in your new home!

THE HEART OF THE HOME!

If you love cooking, entertaining or simply having room for the whole family to gather, you're going to fall in love with this kitchen!

4 2 2

FOR SALE
JUST LISTED: $920,000+

VIEW
Sat 7th Nov @ 12:45PM - 1:15PM

AGENTS

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LJ Hooker

Featuring a stunning combination of crisp white cabinetry, bold blue island cabinetry, beautiful benchtops and a large freestanding gas cooker, this is a kitchen that truly makes a statement. Complete with a separate butler's pantry, there's plenty of preparation space and storage to keep the everyday mess tucked away.

With two separate living spaces, there's also room for everyone to spread out. Whether it's family movie nights, a dedicated kids' retreat or simply somewhere quiet to unwind, the flexibility here is fantastic.

OUTDOOR LIVING, DONE RIGHT!

One of the things the previous owner loved most about living here was the peaceful position, wonderful neighbours and the simple pleasure of sitting outside, enjoying the breeze and watching the eagles soar over the nearby wetlands.

And it's easy to see why!

The expansive wraparound covered patio, complete with an insulated roof, creates a wonderful extension of the home. Whether you're hosting weekend barbecues, enjoying your morning coffee or winding down after a long day, this is a space designed to be enjoyed throughout the seasons.

Set on a fully fenced 609m² corner block, the property offers a fantastic balance of outdoor entertaining and manageable yard space, with room for children and pets without the burden of excessive upkeep.

PROPERTY HIGHLIGHTS:
• Four generously sized bedrooms, including a spacious master retreat with walk-in robe and ensuite
• Two bathrooms, ideal for growing families
• Two separate living areas, offering flexibility for the whole family
• Stunning chef's kitchen featuring a large gas cooker, statement island bench and beautiful finishes
• Separate butler's pantry for additional preparation space and storage
• Expansive wraparound covered patio with insulated roofing for year-round enjoyment
• Air conditioning and ceiling fans for everyday comfort
• Light-filled interiors with neutral tones throughout
• Fully fenced 609m² corner block offering privacy and space
• Double lock-up garage with internal access
• Quietly positioned at the end of Herses Rd and a peaceful outlook down the cul-de-sac of Tribeca Place
• Previously owner-occupied and lovingly maintained
• Built in 2012

VACANT & READY TO MOVE IN BEFORE CHRISTMAS!

WHY ARE MORE BUYERS CHOOSING EAGLEBY?

Eagleby continues to attract attention from families, first-home buyers and investors alike, and it's not hard to understand why!
Positioned between Brisbane and the Gold Coast, Eagleby offers the convenience of major transport connections while maintaining that established, community-focused neighbourhood feel.

With easy access to the M1 motorway, local schools, parks, sporting facilities and everyday shopping, everything you need is within easy reach.

And with the exciting transformation of Eagleby Marketplace, bringing new cafés, dining options and local businesses into the heart of

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the suburb, there's even more reason to be excited about the future of this growing community.

For buyers seeking more space, lifestyle and value without compromising on convenience, Eagleby is increasingly becoming a suburb worth considering.

YOUR NEXT CHAPTER STARTS HERE!

Homes like this remind us it's the simple things that make a house feel like home.

A quiet corner, great neighbours, room for the family to grow and a beautiful outdoor space to sit back and enjoy the breeze.

262 Herses Road offers all of that and more.

With vacant possession available, there's no need to wait to start making memories. Imagine having the Christmas tree up, the family over and your first Christmas celebrations in your new home!

With clear instructions to sell from our motivated Owners - don't miss your opportunity to inspect and make an offer today!

Contact Eileen Chen on 0452 352 547 or Benjamin Waite on 0431 265 700 to arrange your inspection today!

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.











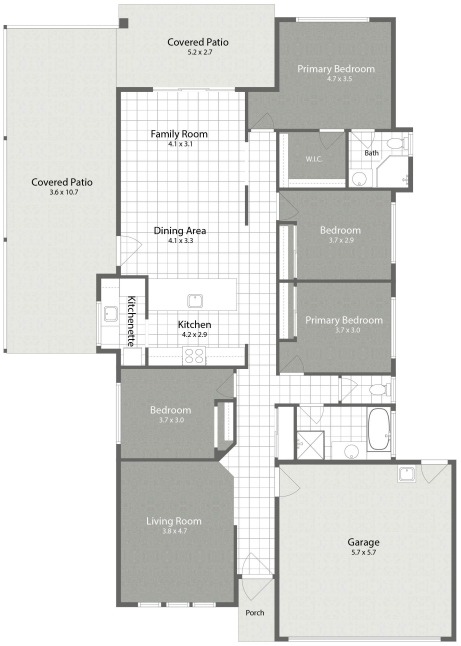
MORE DETAILS

Property ID	1Y1FGRF
Property Type	House
Land Area	608 m2
Including	Ensuite

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Floor Plan

262 HERSES ROAD, EAGLEBY

4 | 2 | 2

155 m² Internal
85 m² External

240 m² Total

EILEEN CHEN - 0452 352 547
BENJAMIN WAITE - 0431 265 700

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.

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