



Eagleby, 3 Moran Close

Modern Comfort Meets Family-Friendly Living in Eagleby

Welcome to 3 Moran Close - a warm and welcoming haven where space, style, and serenity come together in perfect harmony. Tucked away in a peaceful pocket of Eagleby, this beautifully presented 4-bedroom, 2-bathroom home sits on a generous 600 m² block and offers the ideal lifestyle for growing families or savvy investors seeking strong returns and long-term value. Light-filled interiors, open-plan living, and a great backyard create the ultimate setting for relaxed family living or effortless entertaining.

Eagleby is one of those hidden gems that truly has it all. Perfectly positioned between Brisbane and the Gold Coast, this vibrant suburb is known for its friendly community vibe, convenient access to transport, schools, and shopping, and a lovely mix of nature and urban convenience. Whether you're looking to settle down or invest smartly, Eagleby's charm and connectivity make it a top choice.

Your New Property Features:



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.

4

2

2

For Sale
Open to Offers

View
By Appointment

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

LJ Hooker Beenleigh
(07) 3807 7900

- **Expansive Open-Plan Living:** With a free-flowing layout that brings together the kitchen, living, and dining spaces, this home is perfect for everyday family life and those memorable get-togethers. Plus, enjoy year-round comfort with air conditioning servicing the main living and dining areas.
- **Two Separate Living Areas:** Designed for practical family living, the home includes both a central family zone and a second, more private lounge-perfect for creating a 'kids and parents' retreat dynamic.
- **Sleek Modern Kitchen:** The heart of the home features stylish finishes, modern appliances such as a dishwasher and electric cook top, and loads of bench and cupboard space-perfect for whipping up everything from quick snacks to Sunday feasts.
- **Private Master Retreat:** Your own slice of peace and quiet, the master bedroom includes ceiling fans, a sparkling ensuite, and built-in robe-ideal for unwinding after a long day.
- **Room for Everyone:** Three additional bedrooms are generously sized, with ceiling fans throughout, offering flexible options for kids' rooms, guest rooms, or even that dream home office.
- **Entertainer's Backyard:** Step outside to a spacious backyard with plenty of room for outdoor dining, kids to play, or even future additions like a pool or alfresco area.
- **Double Garage:** Secure parking for two vehicles, plus extra storage space to keep life neat and tidy.

Your Investment Figures:

- **Currently Rented:** Already generating income, the property is leased at \$560 per week until July 2025-perfect for investors looking for immediate returns. Tenants are open to vacating prior to the lease end, giving flexibility to owner-occupiers or investors ready to reposition the home in the rental market.
- **Estimated Rental Income:** Based on current market conditions, the property is appraised at a rental range of \$620 to \$660 per week, offering excellent potential for increased returns.
- **Next Rent Review Opportunity:** As the rent was last increased on 16 January 2024 and the current lease does not include a mid-term rent increase clause, the next opportunity to increase rent will be upon renewal after 17 July 2025, in line with Queensland tenancy regulations.
- **Council Rates:** Quarterly council rates for January to March 2025 come in at \$985.04.

This is your chance to secure a standout property in a fast-growing suburb, whether you're looking to make it your forever home or add a solid performer to your portfolio. Reach out today to book your viewing or chat about how this Eagleby beauty could be your next great move!



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.

More About this Property

Property ID	1WJPGRF
Property Type	House
Land Area	600 m2
Including	Ensuite

Benjamin Waite 0431 265 700
Licenced Real Estate Agent | sales1@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.