



## Eagleby, 30 Dowling Crescent

Contract Crashed - Snap Up This Family Living Gem Before It's Gone Again!

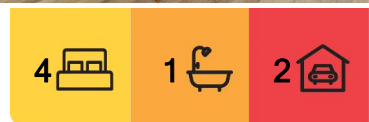
Contract crashed - giving you a second shot at this fantastic home! Set on a generous 411m<sup>2</sup> block, this charming low-set brick home combines practicality, comfort, and a world of potential, making it the perfect choice for first-home buyers, growing families, or savvy investors. With light-filled interiors, a functional layout, and an expansive backyard, this property is ready to welcome its new owners.

Eagleby is a vibrant suburb perfectly positioned between Brisbane and the Gold Coast, offering a relaxed lifestyle with the best of both worlds. Known for its excellent schools, parks, and local amenities, Eagleby provides easy access to shopping centers, public transport, and major motorways. Families will love the close-knit community vibe, while investors can take advantage of the area's strong rental demand.

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.



**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/1WF5GRF](http://ljhooker.com.au/1WF5GRF)

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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

- Four Spacious Bedrooms: All bedrooms feature built-in robes, plush carpets, and ceiling fans for year-round comfort. The master bedroom is generously sized with tranquil backyard views.
- Open-Plan Living: The combined living and dining area is flooded with natural light and equipped with split-system air conditioning, ensuring a comfortable environment for entertaining or relaxing.
- Functional Kitchen: A classic kitchen layout with ample cupboard storage, an electric stove, and a double sink overlooking the outdoor area.
- Outdoor Entertaining Area: The generous alfresco space opens to the expansive backyard, perfect for hosting barbecues or enjoying quiet evenings.
- Massive Backyard: Fully fenced for privacy, with lush green grass and low-maintenance landscaping. There's plenty of space for kids to play or even add a pool (STCA).
- Single Lock-Up Garage: Secure parking with additional off-street space for convenience.
- Practical Extras: Internal laundry with outdoor access, security screens throughout, and durable timber-look flooring in high-traffic areas.

### Your Investment Figures

- Rental Appraisal: Estimated rental return of \$550 - \$580 per week, offering a solid yield for savvy investors.
- Council Rates: Approx. \$2,200 annually.
- No Body Corporate Fees: Keep your expenses low while enjoying maximum flexibility.
- Strong Capital Growth Potential: Eagleby is a growth hotspot, offering both lifestyle and investment appeal.

Step into a home where space, style, and practicality meet in perfect harmony. With its unbeatable location and outstanding features, this Eagleby gem won't stay on the market for long.

Ready to make your move? Contact us today to schedule a viewing or discuss how this property could be the perfect addition to your portfolio!

## More About this Property

Property ID	1WF5GRF
Property Type	House
House Size	113 m2
Land Area	411 m2
Including	Toilets (1)

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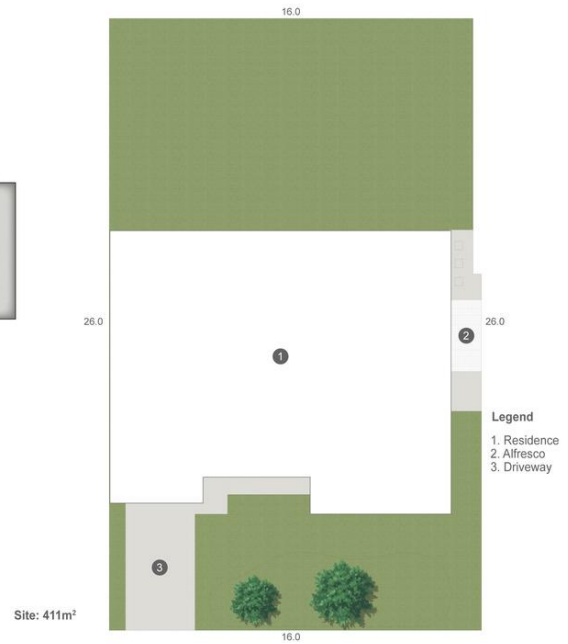
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30 DOWLING CRESENT, EAGLEBY

4 1 1

Internal: 113m<sup>2</sup> | External: 20m<sup>2</sup> | Total: 133m<sup>2</sup>

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.

