







32 Ernestine Circuit, Eagleby

BACK ON THE MARKET! Vacant, Spacious & Ready for Christmas - Family Living on 600m²

REGISTER YOUR INTEREST AND ADD-TO-PLAN TODAY!
Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present 32 Ernestine Circuit, Eagleby.

If you've been searching for a genuine family home with space to spread out, room to entertain and a backyard you can make your own, this is one you'll want to inspect.

Vacant and ready to move straight in, this four-bedroom home offers the kind of practical layout owner-occupiers are looking for - two separate living areas, a generous 600m² block and great indoor-outdoor flow, all tucked away in a quiet cul-de-sac.

At the heart of the home, the open-plan kitchen, dining and sitting area connects directly to the covered alfresco, creating an easy everyday space for family meals, entertaining and weekends at home. A second separate living room at the front gives you valuable flexibility

4 2 2

FOR SALE
NEW PRICE: $845,000+ !! INSPECT TODAY

VIEW
Sat 21st Nov @ 10:15AM - 11:15AM

AGENTS

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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.

LJ Hooker

as a media room, kids' retreat, home office or simply somewhere to escape and unwind.

The primary bedroom adds another lifestyle element, complete with its own ensuite, walk-in robe and sliding-door access directly to the backyard and covered alfresco.

Outside is where the opportunity really opens up. Set on a generous 600m², the home enjoys a particularly wide side portion of the block that could be opened up to create excellent access and additional usable yard space. Whether your vision includes a pool, shed, boat or caravan storage, extra entertaining space or simply a big backyard for the kids and pets, there is plenty of scope to make the property your own, subject to relevant approvals.

With vacant possession available now, there's no tenancy to work around and no waiting for someone else to move out. Secure it now, get the keys and make yourself at home before Christmas.

Property Features:
• Four generous bedrooms with built-in robes
• Primary suite with walk-in robe, ensuite and direct outdoor access
• Two separate living areas
• Open-plan kitchen, dining and family living
• Kitchen with stainless steel appliances, dishwasher and gas cooking
• Family bathroom with separate toilet
• Air-conditioning
• Covered outdoor entertaining area
• Excellent indoor-outdoor connection
• Generous approximately 600m² block with no easements and flood-free
• Wide side yard with scope to create additional access
• Potential space for a pool, shed, boat, caravan or additional outdoor improvements (STCA)
• Double lock-up garage
• Quiet cul-de-sac position
• Vacant and ready to move in

Why Eagleby?

Eagleby is entering an exciting period of growth, with continued investment in local infrastructure and the redevelopment of Eagleby Marketplace bringing new retailers, dining and everyday conveniences to the community. Positioned between Brisbane and the Gold Coast, with easy access to the M1, Beenleigh and surrounding employment hubs, Eagleby continues to appeal to families and owner-occupiers wanting space, connectivity and a growing local community - while still enjoying established schools, parks and amenities close to home.

Our owner's instructions are clear - the property is vacant and ready for its next family. Come through, see the space for yourself and make an offer.

Contact Eileen Chen & Benjamin Waite Team at LJ Hooker Property Collective to arrange your inspection.

- Any future improvements, structures, pools, sheds, decks or additions are subject to relevant council, building and other required approvals. Buyers should make their own enquiries.

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	1XZWGRF
Property Type	House
Land Area	600 m2
Including	Study
	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank







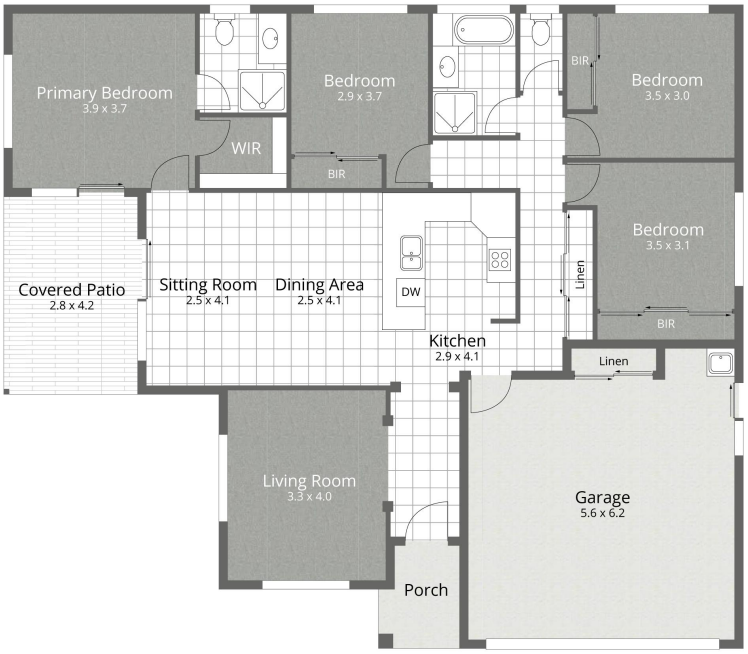




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134 m2 Internal
48 m2 External

182 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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