



## Eagleby, 4 Paddington Lane

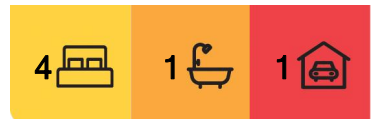
Your Cozy Slice of Eagleby Charm Awaits!

Welcome to 4 Paddington Lane, where comfort meets character in one delightful package! This beautifully updated home is bursting with charm and ready to impress. Whether you're a family seeking room to grow, a first-time buyer looking for a forever home, or a savvy investor hunting for your next gem, this property has everything you're searching for-and more. With a fresh modern vibe, thanks to its recent updates like the stunning hybrid laminate flooring, new blinds, and a sleek bathroom vanity, this home is your ticket to easy, stylish living.

Eagleby is the perfect mix of laid-back suburban living and unbeatable convenience. Nestled between Brisbane and the Gold Coast, you'll have easy access to two bustling cities while enjoying the quiet charm of a thriving community. Think leisurely walks in local parks, riverside adventures, and a vibrant lifestyle complemented by great schools, shops, and transport options. It's the kind of neighbourhood where you'll feel right at home-and still have all the amenities you need within arm's reach.



**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**  
By Appointment

**Contact**  
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**Jackson Burley**  
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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

## Your New Property Features:

**Bedrooms:** Four cozy, sunlit bedrooms offering the perfect retreats for rest and relaxation. The master bedroom is a standout, providing just the right amount of space to unwind after a long day.

**Living Spaces:** A bright and welcoming living room designed for everything from Netflix marathons to family game nights. The fresh hybrid laminate flooring adds a touch of modern sophistication.

**Kitchen & Dining:** Whip up family favorites or try out that new recipe in a practical kitchen that flows into a cozy dining area-perfect for shared meals and laughter.

**Bathroom:** The updated bathroom combines function and style, with a sparkling new vanity, a deep tub for luxurious soaks, and a separate shower to suit your busy mornings.

**Garage:** A secure single lock-up garage with internal access for ultimate convenience-no more running in the rain!

**Outdoor Space:** Step into your own backyard paradise! With lush green grass, shady trees, and space galore, this fenced yard is the ideal spot for kids, pets, or weekend BBQs with friends.

**Fresh Updates:** The whole home has been treated to a fresh coat of paint and brand-new blinds, so you can move right in without lifting a finger.

## Your Investment Figures:

Get ready to reap the rewards of Eagleby's growing rental market:

**Rental Appraisal:** A solid \$530-\$580 per week.

**Body Corporate:** \$180 per quatre.

**Potential Yield:** This home offers a brilliant balance of high demand and solid returns, making it a top choice for investors.

If you're looking for a smart and stylish investment, this property ticks all the boxes.

This home is not just a house-it's a warm embrace waiting for its new owners. From its newly renovated touches to its unbeatable location, it's a property that delivers on all fronts. Don't let this beauty slip through your fingers-call today to schedule a viewing or chat about how to make 4 Paddington Lane yours!



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## More About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | 1W7SGRF            |
| <b>Property Type</b> | House              |
| <b>House Size</b>    | 111 m <sup>2</sup> |
| <b>Land Area</b>     | 372 m <sup>2</sup> |
| <b>Including</b>     | Toilets (1)        |

### Benjamin Waite 0431 265 700

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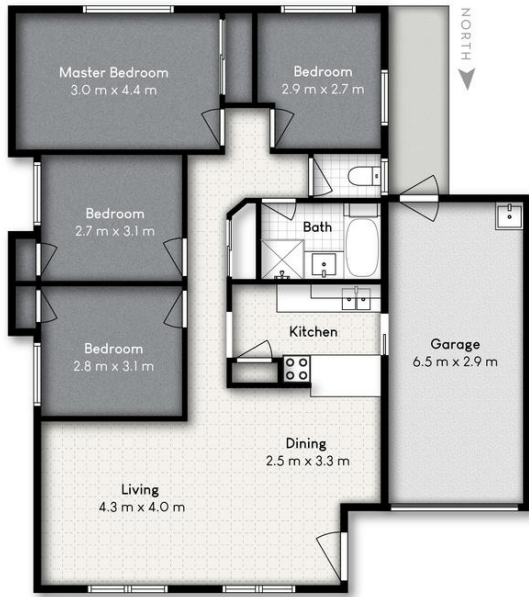
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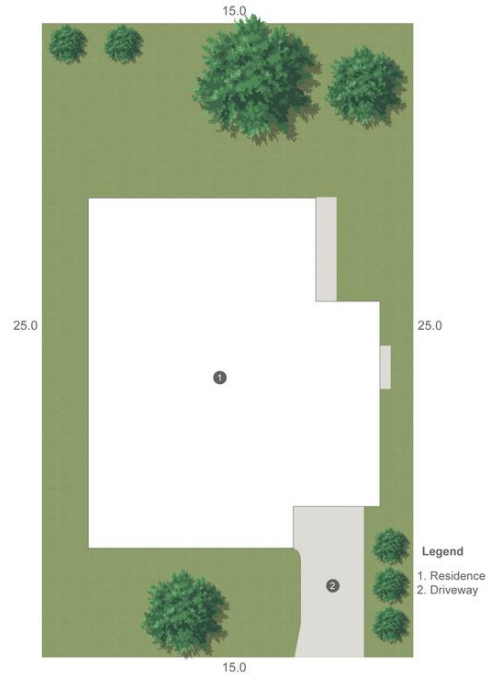


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372m<sup>2</sup>



4 PADDINGTON LANE EAGLEBY

Internal: 111m<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.

