



Eagleby, 6 Molly Court

Modern Comfort & Style - Move-In Ready in Eagleby!

Welcome to 6 Molly Court, a stunning contemporary home that offers the perfect blend of style, comfort, and practicality. Whether you're an investor looking for an outstanding rental opportunity or a homebuyer seeking a move-in-ready property, this home ticks all the boxes. With a modern open-plan design, high-quality finishes, and a beautifully landscaped backyard with serene bushland views, this residence is an absolute gem.

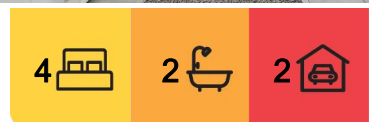
Eagleby is a sought-after suburb offering the best of both worlds-tranquil suburban living with easy access to urban conveniences. Nestled between Brisbane and the Gold Coast, it boasts excellent transport links, schools, shopping centers, and recreational spaces. Its growing popularity makes it a fantastic place to call home or a smart investment choice.

Your New Property Features

- Spacious open-plan living & dining: Designed for effortless entertaining, the heart of the home flows seamlessly from the modern kitchen to the living area, complemented by large



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 - Open Home
Cancelled

View
ljhooker.com.au/1WE2GRF

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windows that flood the space with natural light.

- Contemporary kitchen: Featuring sleek cabinetry, stone benchtops, a spacious island, modern oven and cooktop, dishwasher, and a stylish chalkboard wall for meal planning or creative notes.
- Four generously sized bedrooms: The master bedroom is a private retreat with an ensuite, walk-in robe, air conditioning, and backyard views. The remaining three bedrooms offer built-in wardrobes and ceiling fans for year-round comfort.
- Two modern bathrooms: The main bathroom boasts a large shower and stylish vanity, while the ensuite features contemporary fittings and a fresh, bright aesthetic.
- Separate air conditioning units: Each key living area and bedroom benefits from its own air conditioning unit, allowing for personalized climate control throughout the home.
- Outdoor oasis: Step outside to the covered alfresco patio, perfect for entertaining or relaxing with a morning coffee. The fully fenced backyard is landscaped with lush greenery, a designated fire pit area for cozy nights, and stunning bushland views for added privacy.
- Secure double garage: Offering ample storage and internal access for added convenience.

Prime location: Nestled in a quiet cul-de-sac, close to schools, shopping, and public transport, ensuring a convenient and comfortable lifestyle.

Your Investment Figures

Rental appraisal: \$640 - \$680 per week, offering a solid return on investment.

Vacant on settlement: Perfect for investors looking for a hassle-free transition or buyers eager to move in without delay.

This home is the complete package-modern, stylish, and situated in a prime location. Whether you're looking for your next investment or a beautiful place to call home, this is an opportunity you won't want to miss. Contact us today to arrange a viewing!

More About this Property

Property ID	1WE2GRF
Property Type	House
House Size	163 m2
Land Area	401 m2
Including	Ensuite

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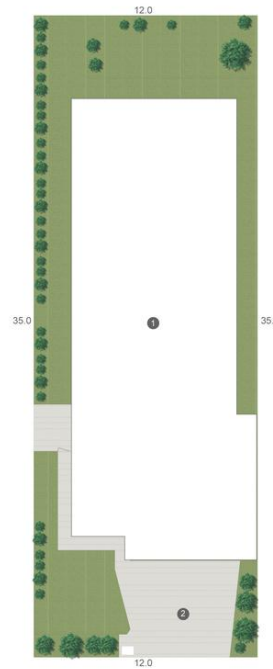


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Site: 401m²



Legend
 1. Residence
 2. Driveway

6 MOLLY COURT, EAGLEBY

4 2 2

Internal: 148m² | External: 15m² | Total: 163m²

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.

