



## Eagleby, 65 River Hills Road

Act Now - Charming Home - Zoned For Development

Nestled in the heart of Eagleby, 65 River Hills Road combines comfort, modern touches, and abundant outdoor space, perfect for a growing family or investment opportunity. This inviting single-level home, highlighted by its bright, open interiors and functional layout, sits on a sprawling 1,033 m<sup>2</sup> block with townhouse zoning offering exceptional space for outdoor activities and future improvements along with development upside. From serene mornings on the front porch to afternoons spent in the sunlit backyard, this property offers an idyllic setting for cherished family moments.

Eagleby is known for its blend of suburban convenience and lush green spaces. Positioned strategically between Brisbane and the Gold Coast, this vibrant community boasts great schools, local parks, shopping hubs, and a strong sense of community. Ideal for both families and professionals, it offers an unbeatable mix of urban accessibility and relaxed suburban living. Enjoy nearby riverside walks, the Eagleby Wetlands, and a quick commute to major shopping centers and entertainment venues.



**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.

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**For Sale**

Open Home Canceled - Under Contract

**View**

[ljhooker.com.au/1W60GRF](https://ljhooker.com.au/1W60GRF)

**Contact**

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

### Your New Property Features:

- **Spacious Living Areas:** The airy living room is enhanced with a neutral palette, natural light, and seamless flow into other areas, creating an inviting atmosphere perfect for family gatherings or relaxing evenings. The built-in shelving adds a touch of elegance and provides practical storage solutions.
- **Three Generous Bedrooms:** Each room is fitted with ample storage and ceiling fans, providing comfort and versatility. The master bedroom, with its generous size, is a tranquil retreat complemented by soft lighting and large windows that usher in gentle natural light.
- **Updated Kitchen:** Modern appliances, generous bench space, and stylish cabinetry make meal prep a delight. The streamlined design maximizes efficiency, while the large window provides picturesque views of the outdoor space, adding a touch of serenity to your daily routines.
- **Separate Dining:** Well-lit dining area with large windows and air conditioning for family meals or entertaining. The space offers a seamless transition from kitchen to dining, perfect for hosting dinner parties or casual breakfasts bathed in morning light.
- **Well-Appointed Bathroom:** Designed for ease with accessibility features and contemporary finishes. The bathroom's clean lines and pristine white tiles contribute to a fresh and modern aesthetic, making daily routines more enjoyable and accommodating for all ages.
- **Expansive Outdoor Area:** A vast backyard featuring a manicured lawn, vegetable patch, and room for recreation, gardening, or potential extensions. The property is fully fenced, ensuring privacy and safety, perfect for children to play or pets to roam. Enjoy weekend barbecues, set up a trampoline, or simply relax under the shade of mature trees.
- **Secure Parking:** A covered carport plus ample driveway space for multiple vehicles. Whether you have guests visiting or a family with several vehicles, the property's parking solutions make everyday life a breeze.
- **Additional Convenience:** A dedicated laundry room with easy access to the outdoor clothesline and a cozy front porch perfect for welcoming guests or enjoying quiet mornings with a cup of coffee.
- **Development Zoning:** with much sought-after Townhouse zoning this site not only provides a beautiful home for occupiers or great holding income for investors, it provides unmatched upside with development potential to be realized now or into the future.

**Your Investment Figures:** With a current rental appraisal between \$550-\$580 per week, this property offers good potential returns. Recent comparisons highlight competitive rental values, such as 69 River Hills Road (3 bed, 1 bath, 2 car) renting at \$570 per week on a similar block size of 1,029 m<sup>2</sup>. Ideal for investors seeking reliable rental income in a sought-after location.

This gem in Eagleby isn't just a home; it's an investment in lifestyle and future possibilities. With ample space, modern touches, and a prime location, 65 River Hills Road is the perfect canvas for your family's next chapter or a valuable addition to your investment portfolio. Reach out today to schedule a viewing or discuss how this property could be your next great venture!



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## More About this Property

<b>Property ID</b>	1W60GRF
<b>Property Type</b>	House
<b>House Size</b>	151 m <sup>2</sup>
<b>Land Area</b>	1033 m <sup>2</sup>

### **Benjamin Waite 0431 265 700**

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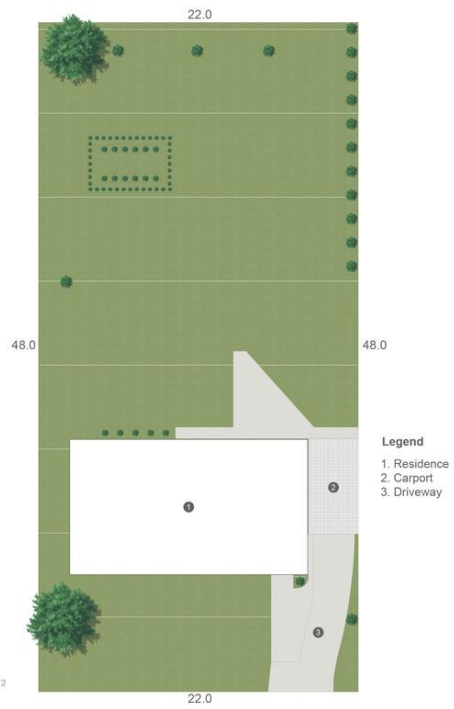
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Internal: 120m<sup>2</sup> | External: 31m<sup>2</sup> | Total: 151m<sup>2</sup>

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.

