



## Eagleby, 67 River Hills Road

Bring Your Vision to Life - Renovator's Dream with Low-Medium Density Residential Development Potential on a Generous 1,029sqm Block!

Disclaimer: Please note that the property photos are not an accurate depiction of the current state of the property. For a more accurate representation, please refer to the video walkthrough.

Opportunity knocks at this spacious family home in the heart of Eagleby! Set on a huge 1,029sqm block, this property is bursting with potential for those with a creative eye and a passion for renovations. With solid bones, generous living areas, and ample outdoor space, it's the perfect blank canvas to transform into a stunning modern sanctuary or a high-performing investment property. Even better, the Low-Medium Density Residential zoning offers an exciting opportunity for future multi-unit development (subject to council approval), making this a fantastic prospect for developers and investors alike!



**For Sale**  
Offers over \$599,000

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

Nestled in a thriving community, this home already includes modern touches like split-system air conditioning in multiple rooms, custom blackout blinds in the main bedroom, LED lights throughout, and a brand-new dishwasher (never used). A new hot water system, installed in November 2023, adds extra value and convenience for the new owners.

Located in Eagleby, a suburb renowned for its family-friendly atmosphere, lush parks, and excellent connectivity, this home offers more than just bricks and mortar—it's a lifestyle opportunity. With easy access to the M1, you're perfectly positioned between Brisbane and the Gold Coast, making it a popular choice for growing families and savvy investors alike. Local schools, shopping centers, and dining spots are all within easy reach, ensuring that Eagleby continues to thrive as a sought-after community.

#### Your New Property Features:

- **Expansive 1,029sqm Block with Low-Medium Density Development Potential:** Zoned for Low-Medium Density Residential, this large block offers future multi-unit development opportunities, such as townhouses, low-set apartments, or dual-occupancy dwellings (subject to council approvals). Take advantage of the growing demand for affordable, multi-unit housing in this thriving community.
- **Spacious Living Room:** The generous living space, complete with charming exposed beams and ceiling fans, provides a welcoming base to renovate. It also features a split-system air conditioner, ensuring year-round comfort for your family or future tenants. With LED lights throughout, this space offers a bright, modern feel.
- **Functional Galley Kitchen:** Featuring timber benchtops, a stainless-steel rangehood, and ample cabinetry, the kitchen is ready for a modern makeover. Its practical layout offers excellent flow to the adjacent dining and living areas, and the brand-new dishwasher is a great perk for future owners or tenants.
- **Comfortable Bedrooms:** The three bedrooms are well-sized and filled with natural light. The main bedroom features a split-system air conditioner and custom blackout blinds, providing a cozy retreat from summer heat and winter chills. The second bedroom is also equipped with split-system air conditioning for added comfort.
- **Main Bathroom:** The bathroom includes a shower-bath combo, vanity with ample storage, and a separate toilet. A modern update will instantly add value and style to this space.
- **Laundry & Utility Room:** The dedicated laundry space with external access makes daily chores easy. With a little TLC, this area can be transformed into a stylish and functional space.

**Separate Granny Flat with Kitchen Amenities:** Perfect for extended family, guests, or rental income potential, the self-contained granny flat offers its own kitchen amenities, providing both privacy and convenience.

- **Brand-New Hot Water System (Installed Nov 2023):** Enjoy peace of mind with the new hot water system, ensuring modern convenience for years to come.
  - **Covered Double Car Outdoor Carport:** A double covered carport with plenty of additional driveway space is perfect for accommodating multiple vehicles, trailers, or even a caravan.
- LED Lights Throughout:** The entire house is fitted with energy-efficient LED lighting, creating a bright and inviting ambiance while helping to reduce energy costs.

#### Your Investment Figures:

This property presents an exciting opportunity to capitalize on Eagleby's strong rental market. Based on a post-renovation rental appraisal, you can expect to achieve a weekly rental income of \$660 to \$700, making this a smart investment choice.



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However, the real value lies in its development potential. With Low-Medium Density Residential zoning, the 1,029sqm block provides an excellent opportunity for future multi-unit development, including townhouses, low-set apartments, or duplexes. This zoning makes it ideal for investors or developers looking to maximize their returns with a multi-dwelling project.

### Why Choose Eagleby?

Eagleby is known for its family-friendly atmosphere and easy access to both Brisbane and the Gold Coast. The suburb is surrounded by parks, wetlands, and community facilities, offering a perfect balance of urban convenience and suburban charm. It's a popular choice for families, professionals, and investors alike, with excellent schools, shopping hubs, and recreational spaces right at your doorstep.

This spacious single-level home on a 1,029sqm block is bursting with potential. Whether you're a growing family, a savvy investor, or a developer looking to capitalize on Low-Medium Density zoning, this property offers endless possibilities. Featuring modern touches, a separate granny flat, air conditioning throughout, and development potential, 67 River Hills Road, Eagleby is ready to be transformed into something extraordinary.

Don't miss out on this renovator's dream with development upside-reach out today to schedule a viewing or to learn more about how this property could be your next great investment venture!

## More About this Property

<b>Property ID</b>	1WBNGRF
<b>Property Type</b>	House
<b>Land Area</b>	1029 m2

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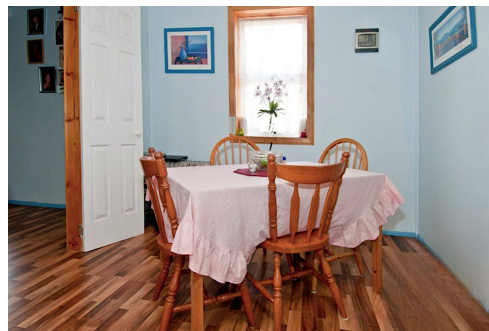
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