7 Kite Crescent, Eagleby

Sold by Eileen Chen & Benjamin Waite

For strategic advice on your next move, contact Eileen Chen 0452 352 547 and Benjamin Waite 0431 256 700.

Eagleby area specialists Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present 7 Kite Crescent, Eagleby - a beautifully presented four-bedroom brick home offering space, privacy and exciting possibilities on a generous 657m² block. Vacant and ready to move into, this inviting residence may appeal to first home buyers entering the market, growing families searching for more room, or owner occupiers wanting a home they can enjoy today while making their own over time.

Positioned privately along a quiet residential street, the real surprise here is what awaits beyond the home. The block opens out at the rear to reveal an impressively spacious backyard, complemented by side access, a long driveway and no easement - creating genuine flexibility for the way you want to live.

Imagine a pool for long summer afternoons, a shed for the toys and tools, a deck for weekend barbecues and family gatherings, or simply a big backyard where the kids and pets have room to run. However

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FOR SALE
SOLD WITH EILEEN CHEN & BENJAMIN WAITE TEAM

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LJ Hooker

you picture home, this is the kind of outdoor space that gives you options.*

Beautifully styled with on-trend furnishings, the home showcases just how effortlessly the spaces can be enjoyed. Natural light fills the interiors, while the practical single-level layout creates an easy connection between everyday living, dining and entertaining.

At the heart of the home, the modern kitchen connects naturally with the main living zone. While there is one central living area, the layout is cleverly defined into separate dining and formal lounge spaces, creating a sense of separation and purpose without compromising the open feel of the home.

Four comfortable bedrooms provide room for everyone, with built-in wardrobes, ceiling fans and easy-care vinyl flooring. The master bedroom enjoys the privacy of its own ensuite, while the family bathroom features a separate bath and shower, complemented by a separate toilet for added everyday convenience.

Practicality continues with a separate internal laundry offering direct external access, a remote double lock-up garage with its own access to the yard, security screens and air-conditioning.

Even the home's position offers something a little different. Set back from the street with a more private and sheltered front entry, the long driveway leads you into the property before the block expands significantly at the rear. The result is a backyard that feels tucked away from the street and offers an impressive sense of space once you step outside.

Property Features
• Four-bedroom, two-bathroom brick home
• Generous 657m² fully fenced block
• Expansive and highly usable backyard
• Side access and long driveway
• No easement, providing greater flexibility for future plans*
• Ample space to explore a pool, shed, deck or additional outdoor entertaining*
• Private and sheltered front entry
• Master bedroom with private ensuite
• Built-in wardrobes and ceiling fans to bedrooms
• Easy-care vinyl flooring throughout bedrooms
• Main bathroom with separate bath and shower
• Separate toilet
• Modern kitchen with dishwasher, oven and cooktop
• Defined dining and formal lounge zones
• Split-system air-conditioning and ceiling fans
• Separate internal laundry with external access
• Remote double lock-up garage
• External access from garage to yard
• Security screens throughout
• Vacant and ready to move into

Why Eagleby?

Eagleby continues to be a popular choice for buyers seeking affordability, convenience and everyday practicality. Positioned between Brisbane and the Gold Coast, residents enjoy convenient access to major transport links, shopping centres, local schools, parks and recreational facilities. Adding to Eagleby's growing appeal is the major redevelopment of Eagleby Marketplace, with a full-scale revitalisation underway to deliver an enhanced neighbourhood destination featuring new retail offerings, a medical precinct, alfresco dining, childcare and upgraded community amenities - bringing even greater convenience and lifestyle options to local residents.

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The suburb's central location, established amenities and transport connections continue to attract a broad range of buyers, while nearby walking tracks, sporting facilities and everyday conveniences contribute to an enjoyable lifestyle.

Offering the combination of a generous block, move-in-ready convenience and genuine scope to create an outdoor lifestyle of your own, 7 Kite Crescent presents an exciting opportunity for first home buyers, families and owner occupiers alike.

The home is vacant, beautifully presented and ready for its next chapter. Register your interest today and experience the space and possibilities of 7 Kite Crescent for yourself.

Contact Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective today for further information or to register for the next 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	1XYTGRF
Property Type	House
House Size	182 m2
Land Area	657 m2
Including	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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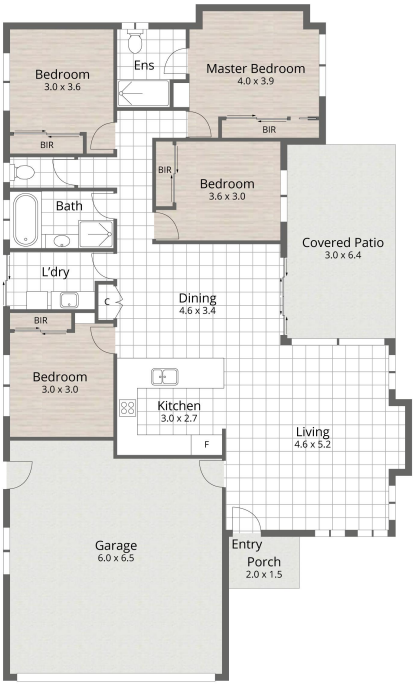

Floor Plan

Site Plan

7 KITE CRESCENT, EAGLEBY

4 **2** **2**

160 m2 Internal
22.2 m2 External

182.2 m2 Total

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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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