



8 Melrose Place, Eagleby

## **SOLD by Eileen Chen and Benjamin Waite**




SOLD by Eileen Chen and Benjamin Waite

Eileen Chen and Benjamin Waite, along with the team at LJ Hooker Beenleigh, are proud to present 8 Melrose Place, Eagleby.

Neat as a pin and ready for its next chapter, this beautifully presented lowset home is tucked away in a quiet cul-de-sac, offering a rare blend of space, comfort, and low-maintenance living. With side access, a massive backyard perfect for kids or pets, and no body corporate fees (just shared building insurance), this is a brilliant find for first-home buyers, downsizers, and investors alike. The home boasts a smart, single-level layout with bright open spaces, modern finishes, and is vacant and move-in ready - no waiting, no fuss! With its timeless brick exterior, freshly updated interiors, and unbeatable location, you're in for an easy lifestyle with big potential.

Your New Property Features:

- 3 Bedrooms - Light-filled and spacious with built-in robes; perfect for families, guests, or working from home.
- Open Plan Living and Dining - Featuring timber-look floors, air-conditioning, and glass sliding doors leading to the expansive

3  1  1 

**FOR SALE**

UNDER CONTRACT- CALL EILEEN & BEN

**AGENTS**

Eileen Chen  
0452 352 547  
eileen.chen@ljhbeenleigh.com.au

Benjamin Waite  
0431 265 700  
benjamin.waite@ljhbeenleigh.com.au

**AGENCY**

LJ Hooker Beenleigh  
(07) 3807 7900

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

backyard.

- U-Shaped Kitchen with Garden Views - Plenty of bench space, electric cooking, double sink, and sunny outlook to keep an eye on the kids or enjoy the greenery.
- Tidy Central Bathroom - Includes full-sized tub, large vanity with storage, and neutral tones ready for your personal touch.
- Separate Internal Laundry - With outdoor access and space for storage - functionality meets convenience.
- Side Access + Huge Fully Fenced Backyard (445m<sup>2</sup>; Block) - A standout space! Perfect for kids, pets, weekend cricket games, or even a future shed or pool.
- Outdoor Patio Area - A paved spot ideal for BBQs, casual dining, or a quiet morning coffee.
- Off-Street Parking - Room for two vehicles, plus neat garden beds and easy-care landscaping.
- Vacant and Ready to Move In! - Skip the stress - this home is sparkling clean and ready to go.
- No Body Corporate Fees - Just shared building insurance, keeping costs down and control in your hands.

Your Investment Figures:

- Rental Appraisal: \$590 - \$615 per week, approx.
- Body Corporate: None!

Why Eagleby? Because It's a Suburb That Delivers!

Eagleby is one of Logan's best-kept secrets, offering unbeatable value, convenience, and a community vibe that's hard to find elsewhere. You'll enjoy easy access to local shops, major retail centres, great schools, and lush green parks. Commuters will love the proximity to both the M1 and Logan Motorway, making it a breeze to get to Brisbane or the Gold Coast. Whether you're after lifestyle perks or strong investment returns, Eagleby offers a winning combination of both.

This is your opportunity to secure a quality home in a peaceful location with all the right features - space, flexibility, low-maintenance living, and real investment appeal. Whether you move in or rent out, this is a place that ticks all the boxes.

Contact Eileen Chen and Benjamin Waite today for more info.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

## MORE DETAILS

Property ID 1X45GRF  
Property Type House  
House Size 80 m2  
Land Area 445 m2  
Including Toilets (1)

### **Eileen Chen 0452 352 547**

Sales and Marketing Specialist | [eileen.chen@ljhbeenleigh.com.au](mailto:eileen.chen@ljhbeenleigh.com.au)

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

Principal & Licenced Real Estate Agent |  
[benjamin.waite@ljhbeenleigh.com.au](mailto:benjamin.waite@ljhbeenleigh.com.au)

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

14-16 James Street, BEENLEIGH QLD 4207  
[beenleigh.ljhooker.com.au](http://beenleigh.ljhooker.com.au) | [bs0@ljhbeenleigh.com.au](mailto:bs0@ljhbeenleigh.com.au)

