

9 Tribeca Place, Eagleby

## Spacious Family Home on 661m<sup>2</sup> in Quiet Cul-de-Sac, Move-In Ready

Eileen Chen and Benjamin Waite along with the team at LJ Hooker Beenleigh are proud to present 9 Tribeca Place, Eagleby - a beautifully presented family home nestled in a quiet cul-de-sac, offering peace, space, and functionality for modern living. With vacant possession available, it's ideal for growing families or buyers seeking a practical, low-maintenance property. Situated on a generous 661m<sup>2</sup> block, this home delivers the perfect combination of comfort and potential, with room for everyone to enjoy inside and out.

Step inside and be greeted by tasteful neutral tones, low-maintenance tiled flooring, and an open-plan layout that flows effortlessly to the outdoor entertaining area. Whether Inside, the open-plan living and dining area features easy-care tiled flooring and flows seamlessly to a covered alfresco space, creating a natural connection between indoor comfort and outdoor entertaining. The layout supports both everyday family living and relaxed hosting.

The kitchen is centrally positioned and designed for functionality, offering ample storage, generous bench space, and clear visibility

4  2  2 

### FOR SALE

Offers over \$949,000

### VIEW

Sat 11th Apr @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

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 **LJ Hooker**

across the living areas.

The flexible floorplan includes four well-proportioned bedrooms, with the master featuring a private ensuite and walk-in robe. A second living area provides valuable additional space, ideal as a family retreat, media room, or quiet zone.

#### Your New Property Features

- 4 bedrooms with built-in robes
- Master bedroom with ensuite and walk-in robe
- Two spacious living areas for relaxed family living
- Open-plan, fully tiled living and dining opening to alfresco area
- Spacious kitchen with excellent storage and bench space
- Family-sized main bathroom with separate powder room for added convenience
- Dedicated internal laundry with outdoor access
- Covered alfresco entertaining area - ideal for weekend BBQs
- Fully fenced 661m<sup>2</sup> block - perfect for kids and pets to play
- Double lock-up garage with internal access
- Quiet cul-de-sac position in a family-friendly street

#### Your Investment Figures:

- Rental Appraisal: Approx. \$725- \$745 per week
- No body corporate fees

Strong rental demand and a practical layout make this a solid, low-maintenance investment option.

#### Location Highlights- Eagleby

Located between Brisbane and the Gold Coast, Eagleby continues to attract buyers seeking affordability with strong connectivity. With access to the M1, Logan Motorway, and public transport, along with nearby schools, shops, and parks, the area offers everyday convenience with long-term growth potential.

This is a home that delivers both comfort and practicality, ready to move in and enjoy from day one.

This home offers the space, style and location your family deserves - all wrapped up in a quiet, well-connected Eagleby street. Don't miss this opportunity to secure a versatile property with true lifestyle appeal.

For more information or to arrange an inspection, contact Eileen Chen or Benjamin Waite today.

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 1XH0GRF  
Property Type House  
Land Area 661 m2

**Eileen Chen 0452 352 547**

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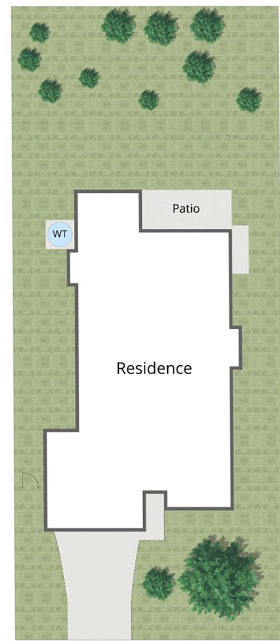
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### 9 TRIBECA PLACE, EAGLEBY

4  
 2  
 2

157 m<sup>2</sup>  
 Internal  
 34 m<sup>2</sup>  
 External  
**190 m<sup>2</sup>**  
 Total

EILEEN CHEN - 0452 352 547  
 BENJAMIN WAITE - 0431 265 700

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.