

23/175 Fryar Road, Eagleby

Freshly Updated with Vacant Possession & Ready to Enjoy

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present 23/175 Fryar Road, Eagleby.

Freshly painted, newly carpeted and ready for its next owner, this well-presented townhouse offers an easy-care lifestyle with all the hard work already done. Vacant and move-in ready, it's an outstanding opportunity for first home buyers looking to step into the market, downsizers seeking low-maintenance living, or investors searching for a property that's ready to lease without delay.

Designed with practicality in mind, the functional split-level layout creates a natural separation between the living and accommodation zones, while the open plan living and dining area provides a welcoming space to relax or entertain. The well-appointed U-shaped kitchen offers ample storage, with a private courtyard adding valuable outdoor space to enjoy. At the front of the home, a thoughtfully planned and well-established garden creates a welcoming first impression, providing added privacy while still allowing natural breezes to flow through. Adding to the everyday convenience, a visitor car park is positioned directly in front of the townhouse, making it easy for friends and family to visit. Complete with access to the complex's

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FOR SALE

Offers over \$699,000

VIEW

Wed 22nd Jul @ 5:00PM - 5:30PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



residents' gym, outdoor BBQ area and swimming pool, this home delivers comfort, convenience and low-maintenance living in one appealing package.

Property Features:

- Freshly painted throughout for a refreshed, move-in ready feel.
- Newly carpeted throughout, adding warmth and comfort.
- Vacant and ready to move in or lease immediately.
- Three bedrooms, all with built-in robes for practical storage.
- Two bathrooms for added everyday convenience, and a separate powder room downstairs
- U-shaped kitchen with ample storage and bench space.
- Functional split-level layout, separating living and sleeping zones.
- Open plan living and dining area for easy everyday living.
- Split system air conditioning and ceiling fans for year-round comfort.
- Dedicated internal laundry for added practicality.
- Private courtyard for low-maintenance outdoor enjoyment, with pedestrian side access
- Thoughtfully planned and well-established front garden, enhancing privacy while allowing natural breezes to flow through.
- Visitor car park conveniently located directly in front of the townhouse, ideal for friends and family.
- Single lock-up garage with secure parking and extra storage.
- Residents' gym, BBQ area and swimming pool, adding lifestyle appeal.

Investment Snapshot:

- Rental appraisal: Approximately \$615-\$635 per week.
- Vacant possession provides flexibility to move in or lease immediately.
- Low body corporate fees
- Rental appraisal is indicative only and based on current market conditions.

Why Eagleby?

Positioned between Brisbane and the Gold Coast, Eagleby offers convenient access to major transport routes, local shopping centres, schools, parks and everyday amenities. Its central location and broad range of nearby services continue to make it a popular choice for first home buyers, families and investors alike.

Freshly updated, low maintenance and ready for its next chapter-this is an opportunity not to be missed.

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	1XVSGRF
Property Type	House
Land Area	135 m2
Including	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Eileen Chen 0452 352 547

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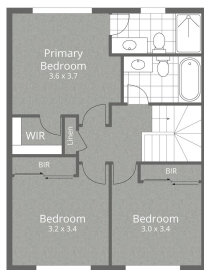
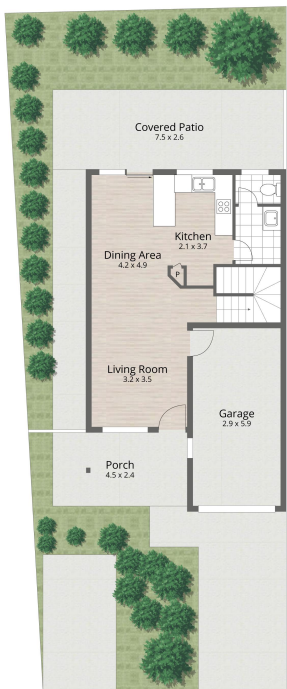
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23-175 FRYAR ROAD, EAGLEBY


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95 m²
Internal
48 m²
External

143 m²
Total

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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.