



6/91-103 Herses Road, Eagleby




## Free Standing, Low-Maintenance Living with Room to Entertain

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present 6/91-103 Herses Road, Eagleby.

Positioned at the front of a well-maintained complex, and on a 311m<sup>2</sup> allotment, this well-maintained free-standing residence delivers the perfect balance of comfort, convenience, and low-maintenance living. With no shared walls, no shared driveways, and direct street access, this owner-occupied residence has been exceptionally well cared for and presents an outstanding opportunity for first home buyers, downsizers, and investors alike. Featuring spacious open-plan living, a private backyard, an undercover alfresco area made for weekend barbeques and relaxed afternoons, solar power, and EV charger readiness, this home is packed with practical features that make everyday living easy.

### Property Features:

- 3 spacious bedrooms, all with built-in robes
- 2 well-appointed bathrooms (one bathroom an ensuite)
- Secure single lock-up garage with additional storage potential
- Internal laundry with ample linen storage
- Functional kitchen with plenty of cupboard and storage space

3  2  1 

### FOR SALE

\$739,000 - \$809,000

### VIEW

Sat 6th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

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

 **LJ Hooker**

- Open-plan living and dining area designed for easy everyday living
- Air conditioning and ceiling fans for year-round comfort
- Covered outdoor alfresco area perfect for entertaining family and friends
- Stand-alone residence offering added privacy
- Low-maintenance 311m<sup>2</sup>; block
- Pedestrian side access
- Fully usable backyard with space for kids, pets, or gardening enthusiasts
- Front garden area offering excellent potential to be converted into a concrete slab for secure parking of a caravan, boat, trailer, or additional vehicles (STCA AND STBCA)
- Fully installed solar power system helping to reduce energy costs
- Tesla EV charger ready for convenient electric vehicle charging at home

#### Investment Snapshot:

- Rental Appraisal: \$625- \$645 per week approx.
- Low body corporate fees!
- Attractive low-maintenance design suited to a wide range of tenants
- Strong appeal for first home buyers, downsizers, and investors alike
- Stand-alone property offering added privacy and rental desirability

#### Why Eagleby?

Perfectly positioned between Brisbane and the Gold Coast, Eagleby continues to attract buyers looking for convenience, affordability, and lifestyle. From this location, you're approximately 35 minutes to Brisbane CBD and around 30 minutes to the Gold Coast's famous beaches, with the M1 motorway just moments away for seamless commuting. Everyday essentials are close at hand, including Eagleby Market Place, local schools, childcare centres, parks, medical facilities, and Beenleigh Train Station. Combining city accessibility with a relaxed, family-friendly atmosphere, Eagleby offers a lifestyle that's becoming increasingly sought after by both homeowners and investors.

A well-kept home with space, privacy, and practicality-ready for you to move in and enjoy.

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 1XQCGRF  
Property Type House  
Land Area 311 m2  
Including Air Conditioning  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels

### Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

### Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |  
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6/91-103 HERSES ROAD, EAGLEBY



89 m<sup>2</sup>  
Internal  
61 m<sup>2</sup>  
External

150 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.