







3/78-80 RIVER HILLS ROAD, Eagleby

FIRST HOME BUYERS AND DOWNSIZERS THAT WANT SPACE & LOW MAINTENANCE - THIS IS A MUST-SEE!

CURRENTLY OWNER OCCUPIED | 2012 MODERN BUILD| FRESH CARPETS | OVERSIZED MASTER SUITE | READY TO SELL!

Eileen Chen and Benjamin Waite of LJ Hooker Property Collective are excited to present 3/78-80 River Hills Road, Eagleby - a spacious, owner-occupied townhouse offering far more room than you might expect!

Beautifully maintained and refreshed with brand-new carpets, this double-storey home combines generous proportions, practical living and low-maintenance convenience. Whether you're a first-home buyer, downsizer or savvy investor, here's an opportunity you won't want to overlook!

Step inside to discover a spacious living room, a functional kitchen with plenty of storage and bench space, and a dedicated dining area flowing out to your private covered patio and courtyard.

3 2 1

FOR SALE
NOW OFFERS FROM $599,000!

VIEW
Sat 21st Nov @ 9:45AM - 10:15AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

But the real standout is upstairs!

The incredibly generous master bedroom, measuring approximately 5.2m x 5.8m, offers room for a king-sized bed, additional furniture and even your own home office/ study nook! Complete with a walk-in wardrobe, private ensuite and balcony, it's your very own retreat.

With two additional bedrooms, a family bathroom and the convenience of a third toilet downstairs, this is a home designed to make everyday living easy.

YOUR NEW PROPERTY FEATURES:
• 3 Generous Bedrooms - All upstairs, with built-in storage to the additional bedrooms.
• Oversized Master Retreat (5.2m x 5.8m) - Complete with walk-in wardrobe, private ensuite, balcony and plenty of space for a home office or study nook.
• Fresh New Carpets - Recently updated for comfort and a refreshed feel.
• Living Room - A spacious 4.1m x 4.1m area to relax and entertain.
• Functional Kitchen & Dining - Ample cabinetry, generous bench space and easy access to the outdoors.
• 2 Bathrooms + 3 Toilets - Including a convenient downstairs toilet for guests.
• Covered Outdoor Patio & Private Courtyard - Perfect for entertaining without the endless maintenance.
• Single Lock-Up Garage - With secure internal access.
• Separate Internal Laundry - Practical and conveniently positioned.
• 155m² Total Floor Area - Generous proportions across two levels.
• Boutique Complex - Enjoy a smaller residential setting in a boutique complex of only 11 units.

WHY EAGLEBY?

Positioned conveniently between Brisbane and the Gold Coast, Eagleby offers an established community with everyday amenities right at your fingertips.
Enjoy easy access to Eagleby Shopping Plaza, the evolving Eagleby Marketplace, local schools, parks, Beenleigh Town Centre and train station, plus the M1 motorway for convenient commuting in either direction.
With continued investment in local amenities and strong appeal among homeowners and investors alike, it's easy to see why buyers are keeping Eagleby on their radar!

YOUR NEXT HOME IS WAITING - DON'T MISS OUT!

Our owners are ready for their next chapter, and now it's your opportunity to make this fantastic property your own!

With fresh carpets, an oversized master retreat, generous living spaces and easy-care outdoor entertaining, this townhouse offers the space you want without the maintenance you don't.

Properties offering this much flexibility deserve a closer look - so don't wait until it's too late!

Contact Eileen Chen on 0452 352 547 or Benjamin Waite on 0431 265 700 to arrange your inspection, or join us at the next advertised open home.

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

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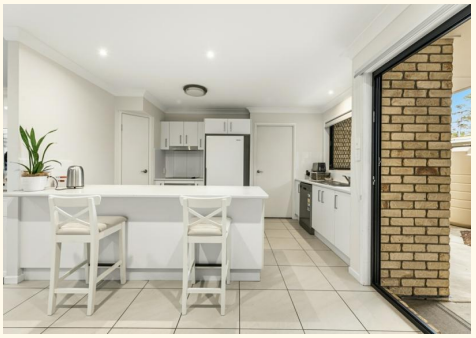
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MORE DETAILS

Property ID	1Y0ZGRF
Property Type	Townhouse
House Size	121 m2
Land Area	164 m2

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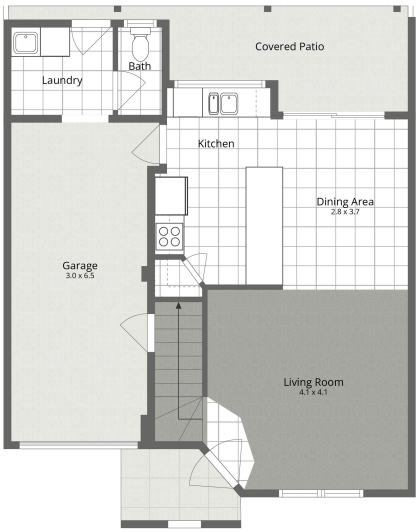




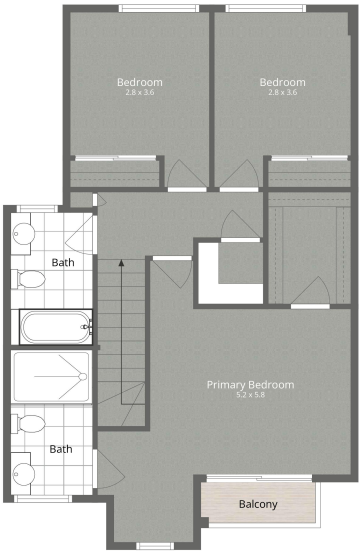




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1st **Floor**



2nd **Floor**

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3	2	1	119 m² Internal 36 m² External	155 m² 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.

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