



## Eagleby, 1/126 Logan Street

Discover Modern Living in the Heart of Eagleby!

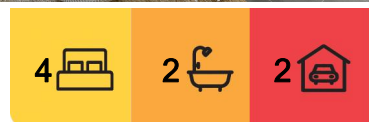
Welcome to 1/126 Logan Street, where comfort meets convenience in this beautifully designed townhouse. This property is an absolute gem, boasting modern features and a layout that's perfect for families or savvy investors. With a stylish open-plan kitchen, a private courtyard, and a versatile multipurpose room, this home offers a blend of contemporary living and functionality that's hard to beat.

### Property Features:

- 4 spacious bedrooms, 3 with carpeted floors on upper level, main bedroom with ensuite and air conditioning
- 2 modern bathrooms, including an ensuite with a large shower and a main bathroom with a shower over bath
- Single lock-up garage plus additional car space
- Tiled throughout the living areas, adding a sleek and low-maintenance finish



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$579,000 - \$639,000

**View**  
[ljhooker.com.au/1W0CGRF](https://ljhooker.com.au/1W0CGRF)

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

- Modern open-plan kitchen, living, and dining area that opens up to a fully fenced private courtyard
- Air conditioning in the living area and main bedroom for year-round comfort
- Kitchen with breakfast bar, modern appliances, dishwasher, and ample cupboard storage
- Versatile 4th Bedroom/multipurpose room on the downstairs level
- Separate toilet on the lower level for added convenience
- Garden shed for extra storage

#### Investment Figures:

- High rental yield potential due to demand in the area with rental appraisal at \$560 - \$600 per week.
- Low-maintenance property ideal for investors
- Strong capital growth in Eagleby, with continued development in the region
- Competitive Body Corporate fees at \$830 per quarter, and rates at \$1000 per quarter including water, making it an attractive long-term investment

#### Why Eagleby?

Eagleby is more than just a suburb; it's a thriving community that offers the perfect balance of urban living and suburban tranquility. Located within easy reach of major shopping centers, schools, and public transport, this suburb has everything you need at your fingertips. Whether you're heading to the city or enjoying a weekend by the coast, Eagleby's central location makes it all possible. With parks, cafes, and recreational facilities nearby, it's no wonder Eagleby is a popular choice for families and investors alike. Don't miss your chance to secure a spot in one of the most convenient and rapidly growing areas in South-East Queensland!

#### Disclosure:

We strive to present accurate information in our property listings, but we hold no accountability for any discrepancies. Please conduct your own due diligence to verify all details.

## More About this Property

Property ID	1W0CGRF
Property Type	Townhouse
Land Area	146 m²
Including	Ensuite Toilets (1)

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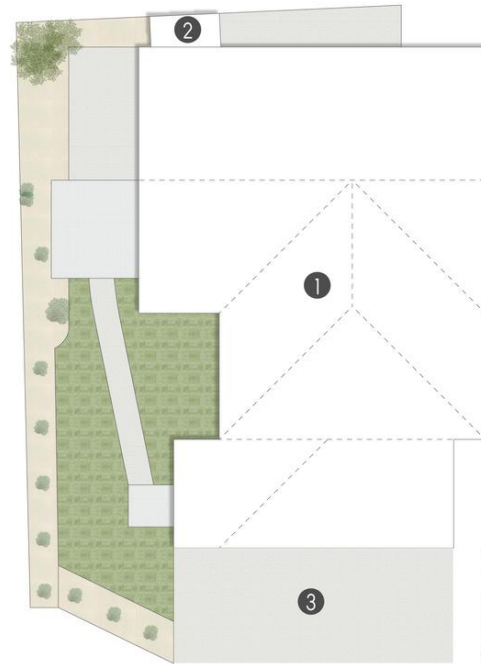
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- Legend**
- 1. Residence
  - 2. Shed
  - 3. Car Space

1/126 LOGAN STREET, EAGLEBY

3 2 1

Internal: 136m<sup>2</sup> | External: 37m<sup>2</sup> | Total: 173m<sup>2</sup>

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.

