



Eagleby, 10/122-124 Fryar Road

Modern Elegance Meets Comfort in Eagleby

Step into this beautifully designed two-story townhouse, perfectly nestled in the heart of Eagleby within a well sought after boutique complex. Offering an open-plan living space that seamlessly flows from a stylish, modern kitchen to a cozy lounge and outdoor entertainment area, this home is a sanctuary for both relaxation and entertainment.

Located in the peaceful community of Eagleby, this property enjoys the best of suburban living with easy access to local amenities, parks, and schools. Enjoy the charm of a close-knit community while being just minutes from Beenleigh's bustling shopping precinct and major transport links, making it ideal for families and commuters alike.

Your New Property Features:

- Spacious Living Area: Open-plan lounge with tiled flooring, air-conditioning, and a sleek neutral color palette.



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
SOLD

View
ljhooker.com.au/1W37GRF

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LJ Hooker Beenleigh
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- Modern Kitchen: Featuring white cabinetry, stainless steel appliances, and ample bench space for meal prep and entertaining.
- Outdoor Entertainment: Covered alfresco patio, perfect for BBQs and enjoying Queensland's outdoor lifestyle, with a low-maintenance fenced backyard.
- Bedrooms: Three generously sized bedrooms with built-in wardrobes, ceiling fans, and air-conditioning in the master.
- Master Suite: Includes an ensuite bathroom and a private balcony, offering a tranquil retreat with lush green views.
- Bathrooms: Two modern bathrooms with stylish finishes, plus a convenient powder room on the lower level.
- Parking: Secure single-car garage with internal access.

Your Investment Figures:

Lease Security for Investors: Tenanted until September 2025.

Rental Appraisal: \$480 - \$520 per week.

Body Corporate Fees: \$2,365 per year for the administrative fund and \$1,011.25 per year for the sinking fund.

This property not only offers a contemporary and comfortable living space but also an excellent investment opportunity in a rapidly growing area. With strong rental returns and low maintenance, it's perfect for first-home buyers, downsizers, or investors looking to expand their portfolio.

Reach out today to schedule a viewing or discuss how this property could be your next great investment.

More About this Property

Property ID	1W37GRF
Property Type	Townhouse
House Size	115 m2
Land Area	131 m2
Including	Ensuite Toilets (3)

Benjamin Waite 0431 265 700

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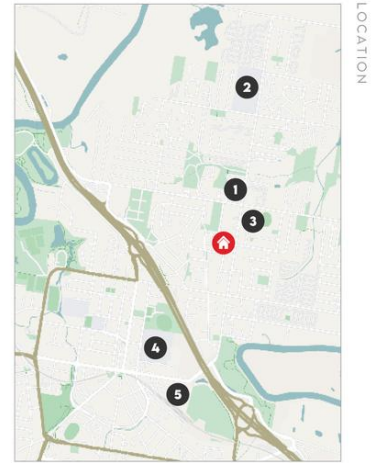
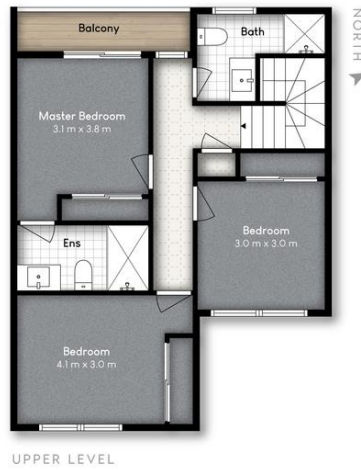
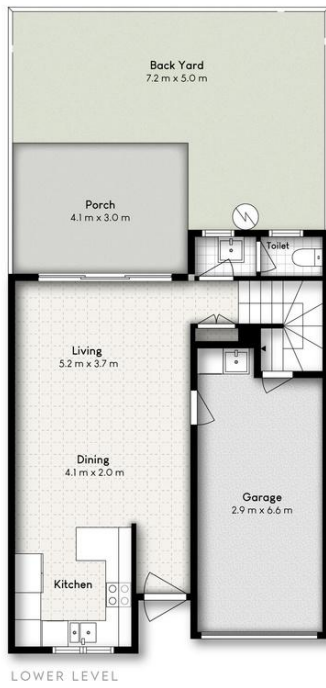
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- 1 | EAGLEBY SHOPPING CENTRE
- 2 | EAGLEBY STATE SCHOOL
- 3 | EAGLEBY SOUTH STATE SCHOOL
- 4 | BEENLEIGH STATE HIGH SCHOOL
- 5 | BEENLEIGH MARKETPLACE

10/122-124 FRYAR ROAD, EAGLEBY



Internal: 115m² | External: 16m² | Total: 131m²

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.

