



28/154 River Hills Road, Eagleby

VACANT, REFRESHED & READY TO SELL - GENUINE BUYERS TO INSPECT AND ACT NOW!

The sellers are ready to move forward, and this vacant townhouse is ready for its new owner. If you've been watching the market or waiting for the right opportunity to secure a three-bedroom townhouse in Eagleby, now is the time to take a closer look.

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present 28/154 River Hills Road, Eagleby - a freshly updated double-storey townhouse offering vacant possession, brand-new carpet and fresh paint throughout.

With the property vacant and ready to go, there is no waiting on tenants or lengthy transition period. First home buyers can move towards making it their own, while investors have the flexibility to secure a tenant and start generating rental income without delay.

Freshly painted throughout and fitted with brand-new carpet, the home has a bright and refreshed feel from the moment you walk through the door. The open-plan living and dining area provides a comfortable space for everyday living and connects seamlessly with

3 2 1

FOR SALE

MUST BE SOLD THIS WEEK! - CALL AGENT

VIEW

Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



the functional kitchen, complete with ample storage, electric cooktop and dishwasher.

Step outside to a private courtyard offering an easy-care space for a morning coffee, pets or entertaining family and friends. Residents also have access to the complex swimming pool - a welcome bonus through the warmer months.

Upstairs, the generous master bedroom provides plenty of room for a desk or vanity and features both a built-in robe and walk-in robe, along with its own private ensuite. Two additional bedrooms each include built-in robes, while the main bathroom features a bathtub.

Practical extras including linen storage, under-stair storage, split-system air conditioning, ceiling fans and an internal laundry within the secure single garage add to the home's everyday functionality.

The property is vacant, presentation work has been completed and the sellers are ready to see it sold. Buyers looking for value in the current Eagleby market are encouraged to inspect and put forward their interest.

Property Features:

- Double-storey three-bedroom townhouse
- Vacant possession - ready to move into or lease immediately
- Freshly painted throughout
- Brand-new carpet throughout
- Open-plan living and dining area
- Kitchen with ample storage, electric cooktop and dishwasher
- Split-system air conditioning and ceiling fans
- Private, low-maintenance courtyard
- Access to complex swimming pool
- Generous master bedroom with built-in robe, walk-in robe and ensuite
- Two additional bedrooms with built-in robes
- Main bathroom with bathtub
- Linen storage and under-stair storage
- Secure single garage with internal laundry and external access

Investment Snapshot:

Rental Appraisal: Approximately \$610-\$630 per week

Vacant possession available

No existing tenancy to wait out

Opportunity to secure a tenant and generate rental income without delay

Why Eagleby?

Ideally positioned between Brisbane and the Gold Coast, Eagleby continues to attract buyers seeking affordability, convenience and accessibility. Local schools, shopping, parks, public transport and motorway connections are all within easy reach, making the suburb a practical choice for both owner-occupiers and investors.

Freshly updated. Vacant. Ready to go.

The sellers are ready to make their next move and are calling for genuine buyer interest. Don't sit back and watch this one - inspect the property and speak with us about securing it.

Contact Eileen Chen and Benjamin Waite today for further information or to arrange your inspection.

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	1XXFGRF
Property Type	Townhouse
Land Area	121 m2
Including	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Eileen Chen 0452 352 547

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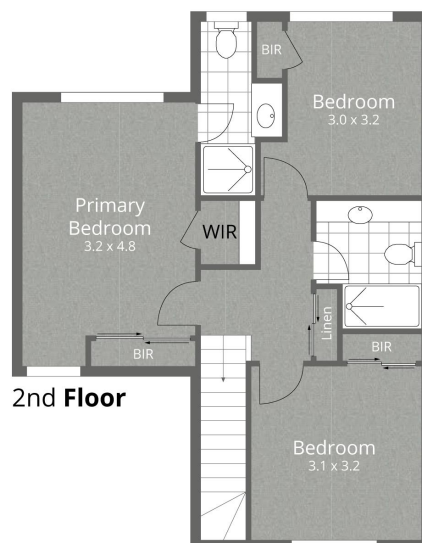
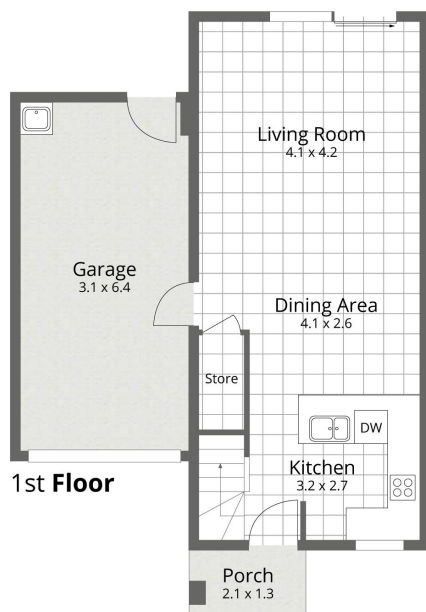
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28/154 RIVERHILLS ROAD, EAGLEBY



101 m²
Internal
24 m²
External

125 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.