

Eagleby, 28/202-206 Fryar Road

Owner-Occupied Townhouse - Move-In Ready in Prime Location!

Whether you're a first-time buyer, looking to downsize, or seeking a move-in ready townhouse for your investment portfolio, this property is a must-see. Nestled in a private corner of the complex on a no-through road, it offers exceptional privacy and seclusion.

The well-appointed kitchen includes a new cooktop & new oven. With ample cupboard and bench space, making it perfect for both cooking and entertaining. The spacious, air-conditioned, open-plan living area seamlessly extends to the alfresco area, creating a perfect blend of indoor and outdoor living. Downstairs also features an internal laundry and a convenient third toilet.

Upstairs, the large air-conditioned master bedroom comes with a study nook, a well-appointed ensuite, a 4-door built-in robe, a TV point, and a ceiling fan. The other two bedrooms are equally impressive, each with double built-in robes and ceiling fans,

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For Sale

Offers Over \$610,000

View

ljhooker.com.au/1Y3YGWH

Contact

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

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providing easy access to the main bathroom, which includes a full-size bath and shower.

Additional features of this property include a large double garage with room for storage and internal access, a fully fenced yard, and a rainwater tank. The complex itself offers a range of amenities, including an on-site manager, CCTV security, gates, a playground and park, as well as a sparkling in-ground pool with a large poolside entertaining area.

Conveniently located within walking distance to the local Primary School, Day Care Facilities, and Shopping Centre, with transport options almost at the front door. You'll enjoy easy access to the M1 and Logan Motorway, and you're just minutes away from Beenleigh town center and train station.

PROPERTY DETAILS:

- Kitchen with ample bench space and cupboards. New oven and cooktop installed
- 3 great-sized bedrooms
- Master with a study nook, air-conditioning, and a 4-door robe
- 2 bathrooms plus 3 toilets
- Double lock-up garage with remote access and storage space
- Large courtyard

COMPLEX

- CCTV installed complex
- Secure Gated Complex
- Onsite complex manager
- Pool & entertainment zone

INCOME & EXPENSES:

- Body corporate fees: \$80 per week approx.
- Council rates: approximately \$950 per quarter
- Rental appraisal available on request

If attending an inspection, please enter through the main gate on Fryar Road

LOCATION:

Eagleby is a charming suburb nestled between Brisbane and the Gold Coast, offering a perfect blend of suburban tranquillity and urban convenience. Known for its lush green spaces, friendly community, and proximity to the Albert River, Eagleby is an ideal location for families, professionals, and retirees alike. With easy access to major highways, schools, and shopping centers, this growing suburb provides all the amenities you need while maintaining a relaxed, laid-back atmosphere. Whether you're looking for a peaceful retreat or a convenient base for your daily commute, Eagleby offers the best of both worlds.

For investors, Eagleby has offered solid returns, particularly in the rental market, with low vacancy rates and stable rental yields. The area's ongoing development and proximity to key amenities have contributed to its appeal.



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More About this Property

Property ID	1Y3YGWH
Property Type	Townhouse
House Size	164 m²
Including	Air Conditioning Pool Courtyard Dishwasher Built-in-Robes Remote Garage

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Sales Associate to Nicole Hintz Independent Contractor | liza@ljhgc.com.au

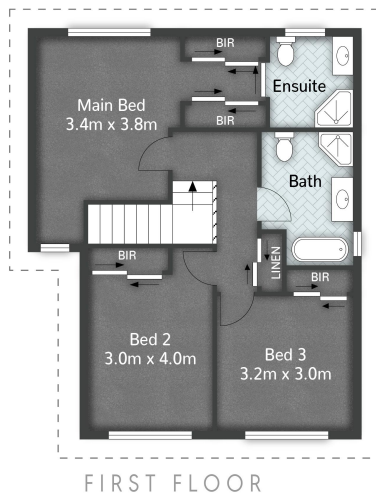
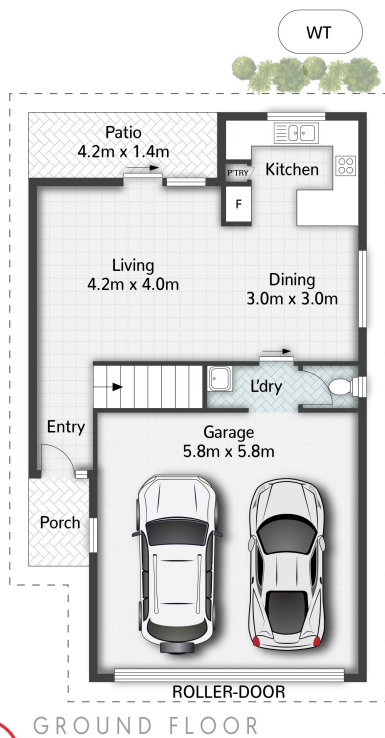
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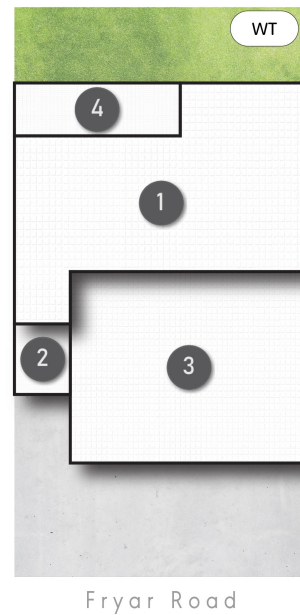
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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO



28/202 Fryar Road **EAGLEBY**

3 | 2 | 2 | 164m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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