



3/7 Albert Street, Eagleby

Renovation Ready & Packed with Potential - Prime Opportunity in Eagleby!

Benjamin Waite and Eileen Chen along with the team at LJ Hooker Beenleigh are proud to present 3/7 Albert Street, Eagleby.

Looking to break into the property market or add serious value to your investment portfolio? This vacant, two-bedroom townhouse is your chance to secure a smart buy in a central and fast-growing location. With great bones and loads of potential, it's the perfect blank canvas for first-home buyers wanting to create their dream space-or savvy investors ready to add instant equity with a simple cosmetic uplift.

A fresh coat of paint, new carpets, and a few modern touches will instantly breathe new life into this home. The layout is already practical and spacious, offering a strong foundation for renovation. Whether you're a weekend DIYer or prefer to bring in the tradies, this is a low-risk, high-reward opportunity. Along with a motivated seller- we are presenting all offers, so move fast!

Why Choose Eagleby?

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.

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FOR SALE

Under Contract by Ben & Eileen

AGENTS

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AGENCY

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 LJ Hooker

Nestled perfectly between Brisbane and the Gold Coast, Eagleby offers the best of both worlds. Enjoy peaceful suburban living with easy access to urban conveniences-local schools, shopping centres, parks, and public transport are all close by. With excellent connectivity via the M1 and a strong sense of community, Eagleby continues to attract attention from families, professionals, and investors chasing long-term growth and affordability.

Your New Property Features:

- Spacious Living Area - A generous 5.0 x 4.2m lounge flows into the dining and kitchen zones, ideal for relaxed living and easy entertaining.
- Tidy, Functional Kitchen - Includes electric cooktop, oven, stainless steel rangehood, and ample bench space and pantry storage.
- Dining Space with Natural Light - Comfortable area for meals and family time, with great light and potential for a stylish update.
- Two Bedrooms - Both upstairs bedrooms feature built-in robes and natural light; new flooring and paint would instantly lift these spaces.
- Neat Bathroom - Featuring a shower, large vanity, and toilet-great layout with room for your own styling touches.
- Internal Laundry and additional toilet - Conveniently located behind the kitchen with external access to the courtyard.
- Private Courtyard - A blank slate to create your own alfresco escape, herb garden, or outdoor dining space.
- Single Garage with Internal Access
- Split air-con unit downstairs
- Endless Potential - A great layout, solid structure, and opportunity to personalise from day one.

Your Investment Figures

- Rental Appraisal: Estimated between \$475- \$495 per week once updated, providing strong rental appeal and potential yield.

Body Corporate Fees:

- Administration Fund: Approx. \$3,220 per year
- Sinking Fund: Approx. \$1,320 per year

Current Sinking Fund Balance: Approx. \$40,000 - offering financial peace of mind for future works.

Council Rates (Logan City):

- General Rates: Approx. \$703 per quarter
- Water & Sewerage: Approx. \$407 per quarter

With a motivated seller, unbeatable value, and opportunity to add your own fingerprint, 3/7 Albert Street is a must-see in today's market. Whether you're chasing a first home you can grow into or a clever investment, this one is a standout.

Contact Benjamin 0431 265 700 and Eileen 0452 352 547 today for more info. Be quick- all offers will be presented, and this renovation-ready gem won't stay hidden for long. Book your inspection now and bring your vision to life!

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.

Disclaimer: Please note that some of the images included in this marketing have been virtually staged to help illustrate the property's potential and demonstrate how spaces may look when furnished. These images are provided for visualisation purposes only and may not represent the property in its current condition.

MORE DETAILS

Property ID 1X6DGRF
Property Type Townhouse
House Size 107 m2
Including Air Conditioning
Toilets (2)
Courtyard
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced

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