



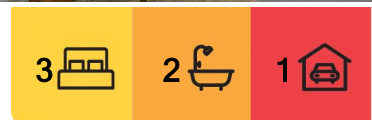
## Eagleby, 33/147-153 Fryar Road

Modern Townhouse Living: Your Perfect Eagleby Retreat Awaits!

Experience contemporary living at its finest in this stylish townhouse located at 33/147-153 Fryar Road, Eagleby. Boasting a thoughtful design and an array of modern amenities, this property offers the perfect combination of comfort and convenience. Featuring 3 bedrooms, 2 bathrooms, and a single lock-up garage, this townhouse is ideal for families, professionals, or investors seeking a low-maintenance lifestyle in a sought-after location.

Step inside to discover an open plan kitchen, living, and dining area adorned with modern timber-look floorboards, creating a warm and inviting atmosphere. The kitchen is equipped with an oven, stovetop, rangehood, double sink, and ample storage space in a practical U-shaped layout. Natural light floods the living space, which seamlessly flows out onto a private courtyard, perfect for entertaining or relaxing outdoors.

The generous-sized bedrooms feature built-in robes, while the main bedroom boasts the



**For Sale**  
Offers Over \$449,000

**View**  
[ljhooker.com.au/1VHAGRF](https://l.jhhooker.com.au/1VHAGRF)

**Contact**  
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luxury of both a ceiling fan and air conditioning, along with an ensuite bathroom complete with a toilet, shower, and single vanity. Additional features include a main bathroom with a shower and single vanity, a separate toilet, and a laundry facility within the single lock-up garage.

#### Your Property Features:

- 3 Bedrooms
- 2 Bathrooms
- Single Lock Up Garage
- Open Plan Kitchen, Living & Dining
- Modern Timber-Look Floorboards
- Oven, Stovetop, and Rangehood
- Double Sink, U-Shaped Kitchen with ample storage
- Air Conditioning
- Open Living Space with Plenty of Natural Light
- Private Courtyard perfect for entertaining or relaxing
- Generous Sized Bedrooms with built-in Robes
- Ceiling fan and Air Conditioning in the main bedroom with ensuite (includes toilet, shower, and single vanity)
- Main Bathroom with shower and single vanity, plus a separate Toilet
- Single Lock Up Garage with Laundry Facilities

#### Your Investment:

- Rental Appraisal: \$470-00 - \$520-00 per week
- Body Corporate: \$937 per Quarter
- Rates Approx: \$950 per Quarter

Nestled between Brisbane and the Gold Coast, Eagleby offers convenient living with a touch of tranquility.

Enjoy easy access to major transport routes and a range of amenities, including parks and schools.

Whether you're a family, professional, or individual, Eagleby's welcoming community and affordable lifestyle make it the perfect place to call home.

Find your ideal suburban haven in Eagleby-contact us today to start your journey!

## More About this Property

Property ID	1VHAGRF
Property Type	Townhouse
Land Area	153 m <sup>2</sup>

**Benjamin Waite 0431 265 700**

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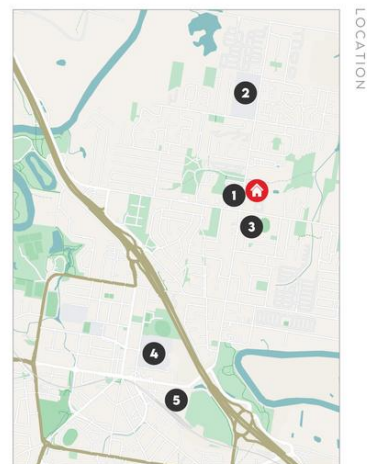


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- 1 | EAGLEBY SHOPPING CENTRE
- 2 | EAGLEBY STATE SCHOOL
- 3 | EAGLEBY SOUTH STATE SCHOOL
- 4 | BEENLEIGH STATE HIGH SCHOOL
- 5 | BEENLEIGH MARKETPLACE

33/147-153 FRYAR ROAD, EAGLEBY

3 2 1

Internal: 114m<sup>2</sup> | External: 19m<sup>2</sup> | Total: 133m<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.

