



## Eagleby, 33/147-153 Fryar Road

A Sleek Statement in Low-Maintenance Living:  
Contemporary Comfort Meets Investment Potential in the  
Heart of Eagleby

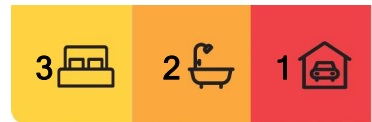
This stylish and immaculately presented two-storey townhouse at 33/147-153 Fryar Road is the perfect blend of comfort, convenience, and contemporary charm. Tucked inside a well-maintained complex, this residence delivers low-maintenance living with modern updates, light-filled interiors, and peaceful natural surroundings - making it an ideal choice for savvy investors or those looking to enter the property market with flair!

The home's centrepiece is its brand-new, beautifully renovated kitchen, designed to elevate everyday living with sleek finishes, fresh fixtures, and a crisp, contemporary aesthetic that sets the tone for the entire ground floor. It's the ideal space for entertaining or simply enjoying the upgraded functionality of a thoughtful, modern design.

Located in the vibrant suburb of Eagleby, this address positions you perfectly between



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**For Sale**  
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**Contact**  
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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

Brisbane and the Gold Coast. With easy access to the M1, residents enjoy quick commutes while soaking in a relaxed, community-focused lifestyle. Eagleby boasts lush parklands, great schools, and proximity to shopping hubs like Beenleigh Marketplace and Eagleby Shopping Plaza, along with local cafes and riverside recreation - a sweet mix of lifestyle and location!

#### Your New Property Features:

- Three Spacious Bedrooms: All located upstairs for privacy, including a generous master bedroom with ensuite, ceiling fan, air-conditioning, and peaceful treetop views.
- Two Modern Bathrooms: The main bathroom features a shower-over-bath combo and a fresh, neutral palette. The ensuite is stylishly finished with modern fixtures and plenty of natural light.
- Newly Renovated Kitchen: Recently and tastefully updated, this standout kitchen showcases crisp white cabinetry, stainless steel appliances (electric cooktop, oven, and dishwasher), a marble-look splashback, and abundant storage. The upgraded layout and fresh finishes offer the perfect combination of practicality and polish.
- Open-Plan Living: The bright, air-conditioned living and dining area flows effortlessly from the kitchen to the outdoor courtyard, offering seamless indoor-outdoor living perfect for entertaining or relaxing.
- Private Outdoor Courtyard: Step outside to a leafy, low-maintenance backyard with direct gate access, providing extra functionality and tranquil tree-lined vibes - ideal for your morning coffee or afternoon unwind.
- Secure Lock-Up Garage: Single remote garage with internal access and room for storage, plus an additional car space in front.
- Stylish Finishes Throughout: Timber-look flooring downstairs, fresh white paint, and ample natural light elevate the entire home with a clean, modern aesthetic.
- Security Screens & Air Conditioning: For peace of mind and year-round comfort.

#### Your Investment Figures:

Rental Appraisal: \$540-\$560 per week

Body Corporate Fees: Approx. \$3,230 annually (around \$65 per week)

Strong Growth Potential: Eagleby is a high-demand rental area experiencing consistent market appreciation, making this a smart investment for future capital gains.

This is more than just a townhouse - it's a ticket to lifestyle, location, and long-term value. With its sleek renovation, smart layout, and standout Eagleby location, this is the kind of property that turns heads and builds portfolios. Reach out today to schedule a viewing or discuss how this property could be your next great investment!



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## More About this Property

<b>Property ID</b>	1WHWGRF
<b>Property Type</b>	Townhouse
<b>Land Area</b>	111 m2
<b>Including</b>	Toilets (2)

### Benjamin Waite 0431 265 700

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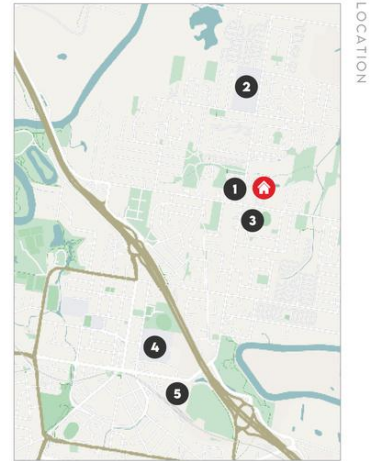
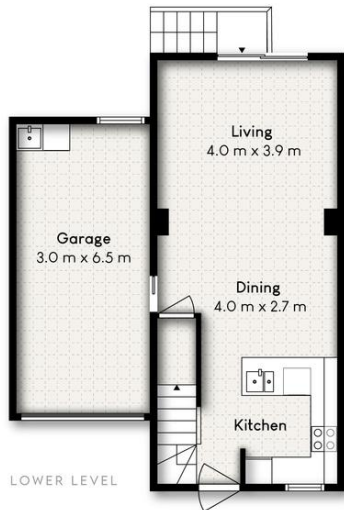
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- 1 | EAGLEBY SHOPPING CENTRE
- 2 | EAGLEBY STATE SCHOOL
- 3 | EAGLEBY SOUTH STATE SCHOOL
- 4 | BEENLEIGH STATE HIGH SCHOOL
- 5 | BEENLEIGH MARKETPLACE

33/147-153 FRYAR ROAD, EAGLEBY

3 2 1  
Total: 111m<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.

