



## Eagleby, 34/202-206 Fryar Road

Modern Comfort with Practicality; Your Dream Home Awaits

Are you in search of your dream home that combines modern comfort with practicality? Look no further than 34/202-206 Fryar Road, Eagleby.

This stunning 3-bedroom, 2-bathroom townhouse is designed to meet all your family's needs.

The spacious open-plan layout welcomes you with an abundance of natural light, creating a warm and inviting atmosphere.

The kitchen is a chef's delight, complete with modern stainless steel appliances, ample storage, and a seamless connection to your private courtyard-an entertainer's dream.

Your family will appreciate the comfort of ceiling fans and built-in robes in all



**For Sale**

\$429,000 - \$469,000

**View**

[ljhooker.com.au/1VDGGRF](http://ljhooker.com.au/1VDGGRF)

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**LJ Hooker Beenleigh**  
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**Disclaimer:** 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.

bedrooms, while the master suite offers a private balcony, walk-in robe, and ensuite for your relaxation and convenience.

With air conditioning, tiled flooring, and a water tank, this property effortlessly blends style with practicality, ensuring a comfortable and contemporary lifestyle.

#### Your Property's Features:

- 3 bedrooms
- 2 bathrooms
- Single toilet downstairs
- Self-enclosed laundry room
- Single lock-up garage
- Air conditioning
- Tiled throughout
- Abundant natural lighting
- Open-plan kitchen, living, and dining area
- Modern kitchen fixtures with stainless steel appliances
- Double sink
- Cooktop
- Overhead rangehood
- Dishwasher
- Ample benchspace
- Lots of storage in the kitchen
- Window overlooking private courtyard
- Bedrooms with ceiling fans and built-in robes
- Main bedroom with access to a private balcony, walk-in robe, and ensuite
- Ensuite with shower, toilet, and single vanity
- Main bathroom modern with bath, shower, and single vanity
- Water tank

#### Your Investment Figures:

Body Corporate: \$1117 per qtr

Rental Appraisal: \$480 - \$500 per week

Current Tenancy Details: \$440 per week, Lease Ending: May 2024

Rates & Water: Approx \$980 per Qtr including Water

But it's not just about the home; it's also about the location.

Eagleby is a thriving community nestled in the heart of Logan City, offering a peaceful suburban setting with easy access to major highways like the M1 and Logan Motorway.

Whether you're commuting to Brisbane or the Gold Coast, you'll find the convenience you need.

The local Eagleby Shopping Plaza provides all the essential amenities, while nearby schools and parks make it perfect for families. Imagine exploring the beauty of the Albert River and enjoying outdoor activities just moments from your doorstep.

Plus, the strong sense of community in Eagleby ensures you'll feel right at home.

If you're ready to embark on the next chapter of your life in a stylish and



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welcoming home, 34/202-206 Fryar Road is the perfect property for you.

Don't miss the opportunity to make it your own—contact us today to arrange a viewing and experience the ideal blend of modern living and suburban charm that this townhouse has to offer.

Your dream home awaits!

## More About this Property

<b>Property ID</b>	1VDGGRF
<b>Property Type</b>	Townhouse
<b>House Size</b>	107 m <sup>2</sup>
<b>Land Area</b>	133 m <sup>2</sup>

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34/202-206 FRYAR ROAD, EAGLEBY

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Internal: 125m<sup>2</sup> | External: 8m<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.

