



34/202-206 Fryar Road, Eagleby

## SUBMIT ALL OFFERS - Townhouse Charm in Eagleby

Benjamin Waite and Eileen Chen along with the team at LJ Hooker Beenleigh are proud to present 34/202-206 Fryar Road, Eagleby. If you're after a property that's big on comfort, low on maintenance, and set in a location that just keeps getting better-this is it. Tucked away in a quiet, secure complex, this double-storey townhouse blends smart design with modern style, offering the kind of laid-back lifestyle today's buyers and renters are chasing. From the moment you walk in, you're greeted with fresh finishes, open spaces, and a calming, contemporary vibe that says, "you're home."

Let's talk location: Eagleby is one of Logan's rising stars-perfectly positioned between Brisbane and the Gold Coast. It's a suburb known for its strong community feel, green spaces, and unbeatable convenience. You'll be minutes from major roads, public transport, shopping centres, and local schools, all while enjoying the peaceful setting that makes Eagleby a standout for families and professionals alike.

### Your New Property Features

- **Fresh & Functional Living:** The open-plan layout downstairs offers seamless flow between the living, dining, and kitchen areas, all

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**FOR SALE**  
\$699,000 - \$769,000

### AGENTS

Benjamin Waite  
0431 265 700  
benjamin.waite@ljhbeenleigh.com.au

Eileen Chen  
0452 352 547  
eileen.chen@ljhbeenleigh.com.au

### AGENCY

LJ Hooker Beenleigh  
(07) 3807 7900

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

soaked in natural light and finished with timber-style floors and neutral tones. Duct air-conditioning keeps things cool, while sliding doors open out to the private courtyard, creating a true indoor-outdoor feel.

- **Bright Modern Kitchen:** Crisp clean cabinetry, quality appliances (dishwasher & electric cooktop), and a handy breakfast bar make the kitchen both practical and stylish. Ample bench space mean you're ready for anything from quick breakfasts to entertaining guests.
- **Tranquil Outdoor Courtyard:** Step outside to your own outdoor retreat-perfect entertaining area, pebble finishes, low maintenance backyard and shady palms. It's the ideal spot for a morning coffee, lazy afternoons, or weekend catch-ups with friends.
- **Three Well-Sized Bedrooms:** All bedrooms are located upstairs and feature ceiling fans and built-in wardrobes.
- **Main Bedroom Retreat:** Enjoy a private sanctuary with a spacious walk-in wardrobe, stylish ensuite, ducted air-conditioning and access to your very own outdoor balcony-perfect for soaking in the morning sun or winding down with an evening breeze.
- **Two Bathrooms and One Powder Room in Total:** A full-sized family bathroom upstairs, private ensuite to the master, and an additional powder room downstairs offer convenience for both families and guests.

#### Extra Perks:

- Lock-up garage with internal access
- Internal laundry space
- Downstairs storage and guest toilet
- Security screens throughout
- Easy-care yard with water tank
- Floor area: 105sqm on a 180sqm block

#### Your Investment Figures

- **Rental Appraisal:** \$600 - \$625 per week, making this a solid income-generator in a high-demand rental market.
- **Council Rates:** Approx. \$900 - \$1,000 per quarter
- **Body Corporate Fees:** Approx. \$1,100 per quarter

Whether you're investing, downsizing, or jumping into the property market for the first time, this townhouse is your chance to secure a solid property in a high-growth suburb. With all the modern comforts and none of the stress, it's the kind of home you'll be proud to call yours-or add to your portfolio.

Contact us to contact Benjamin 0431 265 700 and Eileen 0452 352 547 today for more info.

#### MORE DETAILS

Property ID	1X30GRF
Property Type	Townhouse
House Size	105 m2
Land Area	180 m2
Including	Toilets (1)

#### Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |  
benjamin.waite@ljhbeenleigh.com.au

#### Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

#### LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207  
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au

