

## Eagleby, 39/154 River Hills Road

Comfort and Convenience at 39/154 River Hills Road, Eagleby!

Discover the ideal investment opportunity that promises both comfort and convenience at 39/154 River Hills Road, Eagleby.

This modern 3-bedroom, 2-bathroom home offers a lucrative option for investors seeking rental returns in a sought-after location.

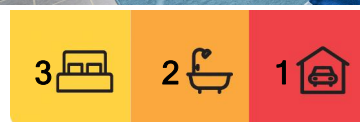
With tiled flooring throughout and a contemporary kitchen equipped with essential appliances, this property ensures minimal maintenance and maximum appeal to potential tenants.

Additionally, the inclusion of built-in robes in the generously sized bedrooms and a private courtyard adds value to the rental proposition, attracting long-term tenants seeking a comfortable living environment.

With its prime location, modern comforts, and investment potential, 39/154 River Hills Road, Eagleby, presents an opportunity that appeals to both investors and homeowners



**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.



**For Sale**  
\$429,000 - \$469,000

**View**  
[ljhooker.com.au/1VJHGRF](http://ljhooker.com.au/1VJHGRF)

**Contact**  
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**LJ Hooker Beenleigh**  
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alike. Take advantage of the convenience of lock-up garage parking, ample storage options, and the allure of a fully fenced courtyard for added security and privacy. Whether you're looking to diversify your investment portfolio or secure your family's future in a tranquil setting, this property offers the perfect combination of practicality and comfort.

Property Features:

- 3 bedrooms, 2 bathrooms
- Lock-up garage
- Tiled flooring throughout
- Contemporary kitchen with ample storage, including pantry
- Stainless steel appliances (oven, stovetop, overhead rangehood, dishwasher)
- Double sink in kitchen
- Built-in robes in bedrooms
- Master bedroom with ensuite featuring shower and single vanity
- Bedrooms equipped with ceiling fans and ample natural light
- Main bathroom with shower over bath, single vanity, and toilet
- Outdoor private courtyard, fully fenced for privacy and security
- Access to complex amenities, including a pool
- Quiet complex with well-maintained grounds
- Convenient location close to parks, shopping centers, and nature reserves
- Easy access to major transport routes

Investment Figures:

- Rental Appraisal - \$500 - \$530 p/wk
- Rates: \$850 per qtr (approx.) includes water
- Body Corp: \$950 per qtr (approx.)
- Currently Rented. Lease end date: 05/12/2024. Open to vacating earlier.

Eagleby offers a vibrant community atmosphere with access to parks, shopping centers, and nature reserves.

Nestled beside the Logan River, Eagleby provides a serene backdrop for outdoor activities and relaxation.

With easy access to major transport routes, including motorways and rail links, commuting to Brisbane or the Gold Coast is a breeze.

Don't miss out on the opportunity to invest in this thriving suburb-contact us today to arrange a viewing and discover the potential of 39/154 River Hills Road, Eagleby!



More About this Property

Property ID	1VJHGRF
Property Type	Townhouse
House Size	96 m²
Land Area	135 m²

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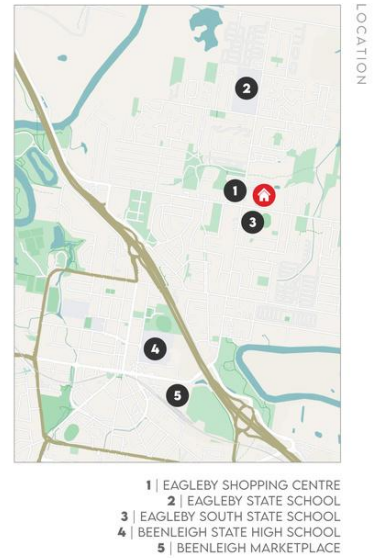
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39/154-162 RIVER HILLS ROAD, EAGLEBY

3 2 1

Internal: 96m<sup>2</sup> | External: 39m<sup>2</sup> | Total: 135m<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.

