



4/7 Albert Street, Eagleby

MAKE NO MISTAKE. THIS PROPERTY MUST BE SOLD. CALL EILEEN & BEN TODAY.

VACANT & READY TO SELL - BOOK YOUR INSPECTION TODAY

The property is vacant, the sellers are ready to move forward, and this is an opportunity that deserves a closer look. Whether you're buying your first home or adding to your investment portfolio, 4/7 Albert Street offers immediate flexibility with nothing standing in the way of your next move.

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present 4/7 Albert Street, Eagleby - a well-appointed two-storey townhouse offering vacant possession, a recently renovated kitchen and an easy-care layout ready for its new owner.

Previously owner occupied and with no tenant in place, buyers have the flexibility to move straight in or investors can begin preparing the property for a new tenant without delay.

At the heart of the home is the recently renovated kitchen, providing a

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FOR SALE
PRICED TO SELL: $499,000+

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

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Interested parties must rely solely on their own enquiries.

refreshed and functional space that flows seamlessly into the open-plan living and dining area. High ceilings enhance the sense of space and natural light, creating a comfortable setting for everyday living.

Upstairs, two generous bedrooms with built-in robes provide practical accommodation, complemented by the main bathroom and an additional second shower for added convenience.

Outside, the private courtyard provides an easy-care outdoor area along with a handy storage shed, while the single lock-up garage adds secure parking and further practicality.

Selected furnishings including TVs, cabinets and a bed are also included with the sale, adding another level of convenience for buyers wanting an easy transition into the property.

Vacant, refreshed and ready to go - the sellers are looking for genuine buyer interest and are ready to see this property sold. If you've been considering an affordable townhouse in Eagleby, now is the time to inspect and put forward your interest.

Property Features:
• Vacant possession - move straight in or lease without delay
• Recently renovated kitchen and bathrooms
• Open-plan living and dining area
• High ceilings providing an enhanced sense of space and natural light
• Two generous bedrooms with built-in robes
• Main bathroom plus an additional second shower
• Internal laundry
• Two-storey layout separating living and sleeping areas
• Split-system air conditioning
• Single lock-up garage with motorised door
• Private courtyard with storage shed

Investment Snapshot:
Rental Appraisal: Approximately $525-$540 per week*
Vacant possession available
No existing tenancy to wait out
Suitable for owner-occupiers or investors seeking immediate flexibility
Opportunity to secure a tenant and begin generating rental income without delay

- Rental appraisal is indicative only and based on current market conditions.

Why Eagleby?

Ideally positioned between Brisbane and the Gold Coast, Eagleby continues to attract buyers seeking affordability, convenience and accessibility. The suburb offers easy access to schools, shopping, parks, public transport and major motorway connections, making it a practical choice for first-home buyers, owner-occupiers and investors alike.

Vacant. Renovated. Ready to go.

The sellers are ready to make their next move and are calling for genuine buyer interest. Don't keep this one sitting on your shortlist - inspect the property and speak with us about securing it.

Contact Eileen Chen and Benjamin Waite today for further information or to arrange your inspection.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or

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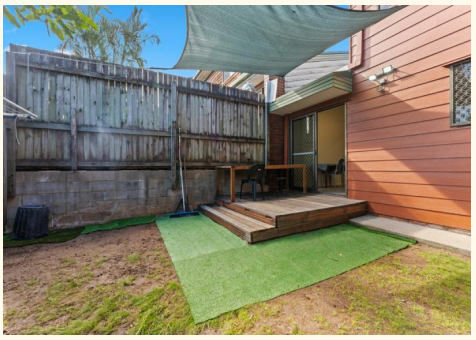
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Disclaimer: Please note that some of the images included in this marketing have been virtually staged to help illustrate the property's potential and demonstrate how spaces may look when furnished. These images are provided for visualisation purposes only and may not represent the property in its current condition.

MORE DETAILS

Property ID	1XWZGRF
Property Type	Townhouse
Land Area	68 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage











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