



40/202-206 Fryar Road, Eagleby

SOLD By Xander Barnard!

Secure, Spacious & Move-In Ready Townhouse in Prime Location!

Whether you're searching for your first home, a smart investment or a low-maintenance lifestyle without compromising on space, this beautifully presented townhouse is one you'll want to inspect. Positioned with only one adjoining residence, this home enjoys an enhanced sense of privacy, complemented by lush green surrounds. This is the most sought after block in the complex!

Positioned within a secure, gated complex, 40/202-206 Fryar Road offers the perfect blend of comfort, practicality and convenience. The thoughtfully designed floorplan provides spacious open-plan living downstairs, seamlessly connecting the kitchen, dining and lounge before flowing effortlessly to your private, fully fenced courtyard - an ideal space for entertaining friends, relaxing with family or enjoying your morning coffee.

Upstairs, three generous bedrooms provide peaceful accommodation, with the master suite complete with its own ensuite. A well-appointed main bathroom services the remaining bedrooms, with the added convenience of a downstairs powder room for guests, internal laundry and a double lock-up garage with internal access, this is a home that truly delivers on lifestyle and practicality.

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FOR SALE

Offers Over \$724,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Residents also enjoy access to the complex's sparkling inground swimming pool, adding another level of lifestyle appeal.

Features You'll Love:

- Three generous bedrooms with built-in robes
- Master bedroom with private ensuite
- Two bathrooms plus downstairs powder room
- Light-filled spacious open-plan living and dining
- Well-appointed kitchen with ample storage
- Split system air conditioning upstairs & downstairs
- Double lock-up garage with internal access
- Private fully fenced courtyard
- Big Water Tank
- Secure gated complex
- Resort-style inground swimming pool
- Complex CCTV & Security Gates for added security

Body Corporate Fees: Approximately \$1,340 per quarter

Rental Appraisal: \$625 per week

Situated just minutes from schools, shopping centres, public transport and major motorway access, this is an outstanding opportunity for first home buyers, downsizers and investors looking to secure a quality property in a convenient location.

Location Highlights:

- Approx. 50m to Complex inground Pool
- Approx. 1km to Eagleby Shopping Plaza
- Approx. 1km to Eagleby South State School
- Approx. 4km to Beenleigh Train Station
- Approx. 5km to Windaroo Valley State High School
- Approx. 8km to Logan Hyperdome
- Approx. 30min drive to Brisbane City
- Approx. 33min drive to Gold Coast

Disclaimer:

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MORE DETAILS

Property ID	21Q2HGS
Property Type	Townhouse
House Size	150 m2
Land Area	150 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Water Tank
	Liveability

Xander Barnard 0417 402 682

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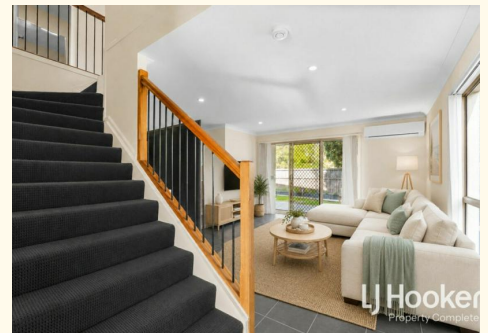
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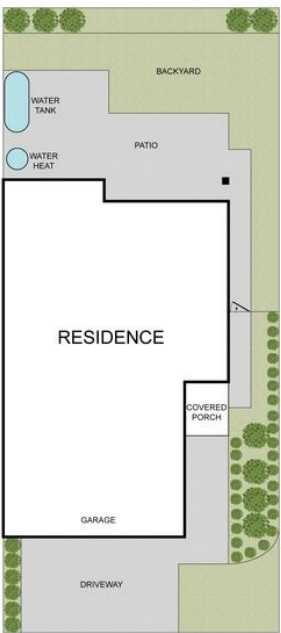
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown

