



46/147-153 Fryar Road, Eagleby




## Spacious, Stylish & Superbly Located - The Perfect Eagleby Gem!

Step inside this beautifully updated townhouse at 46/147-153 Fryar Road and get ready to fall in love with its blend of modern charm and low-maintenance living. Positioned in a peaceful complex with a leafy backdrop, this two-storey delight ticks every box for comfort, style, and convenience - whether you're buying your first home, downsizing, or hunting for your next smart investment.

The open-plan living area is bright, airy and inviting, flowing effortlessly from the contemporary kitchen right through to the sunny decked courtyard. Upstairs, you'll find three well-sized bedrooms including a spacious primary suite with a walk-in robe and ensuite. With fresh interiors, quality finishes, and a fabulous outdoor entertaining area, this home is move-in ready and full of possibilities!

### Why You'll Love Eagleby

Eagleby is one of Logan's hidden gems - nestled perfectly between Brisbane and the Gold Coast, offering unbeatable access to the M1 while still enjoying a quiet, community-focused lifestyle. Families will love the proximity to schools like Eagleby South State School, while

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### FOR SALE

Open Home Canceled - Under Contract

### AGENTS

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### AGENCY

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 **LJ Hooker**

shopping is a breeze with Eagleby Shopping Plaza just a short stroll away. Enjoy weekend picnics at Olympic Park, or take advantage of the area's growing infrastructure and increasing popularity among savvy investors.

#### Your New Property Features

Three well-proportioned bedrooms, all with ceiling fans and built-in robes, including a generous primary suite with a private ensuite and serene outlook.

The master bedroom is a standout - privately positioned with split-system air conditioning, a walk-in wardrobe, and its own modern ensuite featuring a sleek vanity, corner shower, and contemporary finishes.

Stylishly renovated kitchen featuring sleek white cabinetry, soft-close drawers, dishwasher, a tiled splashback, and warm timber-look benchtops that double as a breakfast bar.

Open-plan living and dining zone with timber-look flooring and a bright, fresh feel, offering seamless indoor-outdoor flow to the private deck.

Two modern bathrooms, including a guest bathroom with bathtub and shower and a private ensuite

Split system air conditioning and ceiling fans for year-round comfort.

Lock-up garage with internal access plus room for an additional car in the driveway.

Private low maintenance rear deck - fully fenced and low maintenance with water tanks and built-in clothesline - ideal for entertaining, relaxing or creating your own garden oasis.

Internal laundry and ample storage throughout.

#### Your Investment Figures

Rental Appraisal: Approximately \$585-\$610 per week, offering strong rental potential for savvy investors.

Body Corporate: Approx. \$937 per Quarter

Rates: Approx. \$950 per Quarter

Transport & Amenities: 170m to bus stop, 2.4km to shopping center, 2.8km to train station - seamless connectivity for residents

This fantastic property offers a fabulous combination of affordability, convenience, and style - all wrapped up in a highly sought-after Eagleby location. Whether you're looking to nest or invest, this home is an opportunity not to be missed. Reach out today to schedule a viewing or discuss how this property could be your next great investment!

#### MORE DETAILS

Property ID	1X1GGRF
Property Type	Townhouse
House Size	92 m2
Land Area	110 m2

#### Benjamin Waite 0431 265 700

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