



46/202-206 Fryar Road, Eagleby

Owner-Occupied End Townhouse with Extra Parking at Your Doorstep

Eileen Chen & Benjamin Waite, your Eagleby specialists, are proud to present 46/202 Fryar Road, Eagleby - a beautifully maintained, owner-occupied townhouse offering an exciting opportunity for first-home buyers, young families and downsizers looking for space, convenience and genuinely low-maintenance living.

Positioned towards the rear of this peaceful, house-proud complex, the home enjoys a desirable end position close to the secondary entrance. One of our favourite features is the additional car parking positioned immediately outside the property - incredibly handy for a second vehicle, visiting family and friends or those busy weekends when everyone seems to arrive at once.

Speaking with the owners while preparing the home for sale, it was easy to see what they have loved about living here. The practical layout, low-maintenance backyard, generous bedroom storage and private master balcony have all made this a comfortable home to live in.

3 2 2

FOR SALE

Offers from \$699,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.



Downstairs, the generous open-plan living and dining area connects with a functional kitchen offering excellent bench and storage space, including a clever powered pantry for keeping everyday appliances tucked away.

There are also some practical features you don't always appreciate until you have them. The separate internal laundry has direct external access, making washing days that little bit easier, while the downstairs powder room means there are three separate toilets throughout the home - always handy when you have a full house or guests over.

Step outside and you'll find a private, low-maintenance courtyard designed to be enjoyed rather than constantly worked on. Spend your weekends actually enjoying them instead of mowing and maintaining a large backyard. There's still enough room for the kids to play, with an existing cubby house ready for playdates, a little mud kitchen and backyard adventures - or repurpose it into a sheltered space for the family dog.

Upstairs, the three-bedroom layout offers more storage and separation than you might expect from townhouse living. The master suite features its own walk-in robe, ensuite and private balcony, while impressively, the second bedroom also enjoys its own walk-in robe. The remaining bedroom includes built-in storage, with the main bathroom offering a separate bath and shower. Completing the home is an oversized 3.2m x 6.6m single lock-up garage with internal access, giving you additional room beyond simply parking the car.

What We Love:

- Beautifully maintained and owner-occupied
- Three well-proportioned bedrooms
- Master with walk-in robe, ensuite and private balcony
- Second bedroom also featuring a walk-in robe
- Two bathrooms plus downstairs powder room
- Three separate toilets throughout
- Spacious open-plan living and dining
- Functional kitchen with excellent storage and powered pantry
- Separate laundry with direct external access
- Private, low-maintenance rear courtyard
- Cubby house ready for the kids, a mud kitchen or even the family dog
- Oversized single lock-up garage with internal access
- Additional parking conveniently positioned immediately outside
- Desirable end position towards the rear of the complex
- " Two access points to the complex (easy access via Rinto Dr)
- " Approx. 138m² total area
- Peaceful, established and house-proud community

For first-home buyers in particular, this is a home that offers the best parts of having your own space without signing yourself up to spend every weekend maintaining it. Lock up, head out and enjoy your weekend - then come home to a property that's easy to look after and easy to enjoy.

The owners are ready for their next move, and now is your opportunity to make 46/202 Fryar Road yours.

Register your interest with Eileen Chen & Benjamin Waite today and join us at the next open home. Don't wait until someone else calls it home.

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

omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

MORE DETAILS

Property ID	1Y0CGRF
Property Type	Townhouse
House Size	123 m2
Land Area	128 m2
Including	Air Conditioning
	Intercom
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Eileen Chen 0452 352 547

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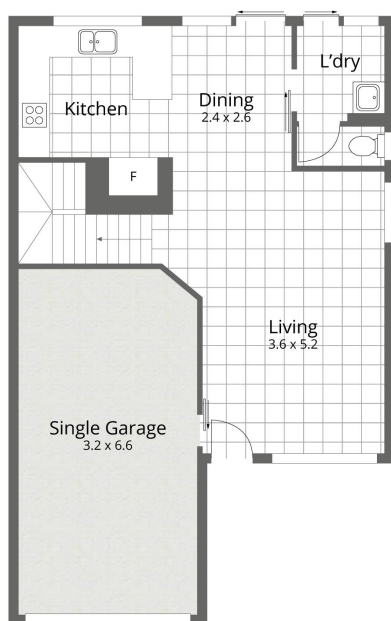
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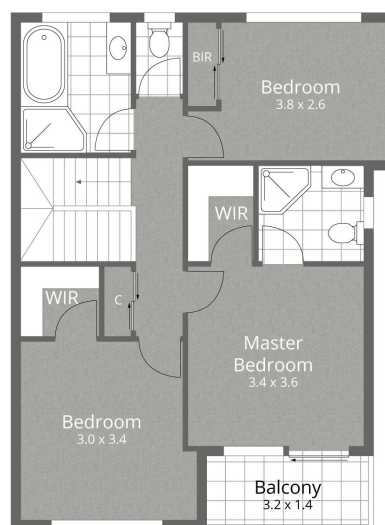
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1st Floor



2nd Floor

46/202 FRYER ROAD EAGLEBY



3



2



1

112 m²
Internal
26 m²
External

138 m²
Total

EILEEN CHEN - 0452 352 547
BENJAMIN WAITE - 0431 265 700

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.