



Eagleby, 49/172-180 Fryar Road

Exceptional Modern Living: Explore 49/172 Fryar Road Today!

Welcome to contemporary living at its finest at 49/172 Fryar Road. This immaculate property boasts a perfect fusion of style and functionality, offering a lifestyle of comfort and convenience. With 3 bedrooms, 2 bathrooms, and an additional toilet, along with a 2-car garage, this residence provides ample space for modern living.

Step inside to discover:

- A modern U-shaped kitchen with stainless steel appliances, including an oven, dishwasher, stovetop, rangehood, and double sink
- Tiled flooring throughout for easy maintenance
- Ceiling fans and air conditioning throughout for year-round comfort
- An open plan layout connecting the kitchen, living, and dining areas, providing a spacious and inviting •• atmosphere
- A self-enclosed laundry room for added convenience



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.

3

2

2

For Sale
\$489,000 to \$539,000

View
ljhooker.com.au/1VHJGRF

Contact
Benjamin Waite
0431 265 700
sales1@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

- A separate toilet downstairs for guests' use
- A generously sized master bedroom with a walk-in robe, ensuite (featuring a shower, toilet, and single vanity), • fan, and air conditioning
- Other bedrooms with built-in robes and fans for comfort
- A main bathroom with a shower, separate bath, toilet, and double vanity with one sink
- A private courtyard with an undercover patio, perfect for outdoor entertaining
- A water tank for eco-friendly living
- A fully enclosed backyard for privacy and security

Investment Figures:

- Body Corporate: \$995 per quarter
- Rates: \$950 per quarter
- Rental Appraisal: To be advised

This property offers the perfect blend of indoor and outdoor living, ideal for families or those who love to entertain. Don't miss out on the chance to make this modern masterpiece your own-contact us today to arrange a viewing and secure your slice of contemporary living!

More About this Property

Property ID	1VHJGRF
Property Type	Townhouse
House Size	141 m²
Land Area	155 m²

Benjamin Waite 0431 265 700

Licenced Real Estate Agent | sales1@ljhbeenleigh.com.au

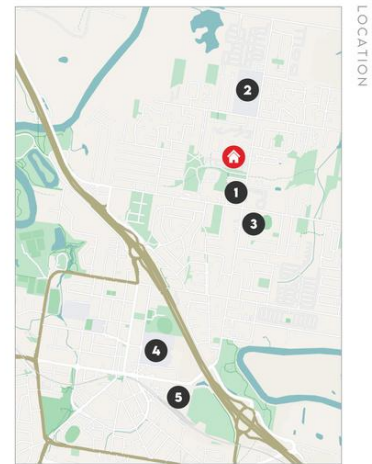
LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



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.

LJ Hooker Beenleigh
(07) 3807 7900



- 1 | EAGLEBY SHOPPING CENTRE
 2 | EAGLEBY STATE SCHOOL
 3 | EAGLEBY SOUTH STATE SCHOOL
 4 | BEENLEIGH STATE HIGH SCHOOL
 5 | BEENLEIGH MARKETPLACE

49/172-180 FRYAR ROAD, EAGLEBY

3 2 2

Internal: 141m² | External: 14m² | Total: 155m²

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.

