



## Eagleby, 49/175 Fryar Road

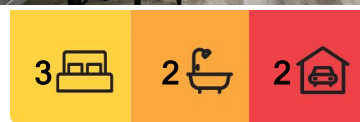
Step into Contemporary Comfort with 49/175 Fryar Road!

Step into contemporary comfort with this stunning townhouse nestled in the heart of Eagleby. Boasting a spacious interior, this residence offers the perfect fusion of style, convenience, and practicality.

With 3 bedrooms and 2 bathrooms, including an ensuite in the master bedroom, this home is ideal for families or individuals seeking space and comfort.

Presenting an excellent opportunity to secure your dream home in a sought-after location. The single car garage ensures secure parking, while ceiling fans throughout provide year-round comfort. Modern timber-look floorboards add a touch of elegance to the generous living area, which seamlessly flows into the open plan kitchen and dining space.

Entertaining is a breeze in the U-shaped kitchen, equipped with ample storage space and modern appliances, including an oven, cooktop, and dishwasher. Security screens offer peace of mind, while the self-contained laundry room with a separate toilet adds



**For Sale**

\$469,000 - \$519,000

**View**

[ljhooker.com.au/1VGUGRF](http://ljhooker.com.au/1VGUGRF)

**Contact**

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**LJ Hooker Beenleigh**  
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convenience to everyday living. Retreat to the master bedroom oasis featuring a ceiling fan, air conditioning, private balcony, and walk-in wardrobe, or relax in the beautifully manicured garden surrounding the outdoor patio area.

Your property features:

- Only 1 Neighbour with Corner Block!
- Townhouse with a spacious interior with block size spanning to approx 180 SQM
- 3 bedrooms, perfect for families or individuals needing extra space
- 2 bathrooms, including an ensuite in the master bedroom
- Single car garage for secure parking
- Ceiling fans throughout for added comfort
- Modern timber look floorboards for a stylish touch
- Generous living area ideal for relaxation and entertainment
- Open plan living, kitchen, and dining areas for seamless flow
- Security screens for peace of mind
- U-shaped kitchen with ample storage space and modern appliances including • oven, cooktop, and dishwasher
- Self-contained laundry room with a separate toilet for added convenience
- Master bedroom with ceiling fan, air conditioning, private balcony, and walk-in wardrobe
- 3rd Toilet with Powder Room Downstairs
- Built-in robes in other bedrooms for storage convenience
- Ensuite with large shower, single vanity, toilet, and double towel rail
- Main bathroom with double-sized single vanity, toilet, and shower over bath
- Outdoor patio entertaining area surrounded by a pebbled and manicured • garden, perfect for gatherings or quiet retreats

Your Property Investment Figures:

- Rental Appraisal: \$500-\$550 per week
- Rates & Water: Approx \$950 per qtr
- Body Corporate: Approx \$850 per qtr

Eagleby offers the best of both worlds - nestled conveniently between Brisbane and the Gold Coast, residents enjoy easy access to major cities while relishing in a serene suburban atmosphere.

With schools, parks, and recreational facilities nearby, there's something for everyone.

The community spirit is strong, with regular events fostering a sense of belonging.

Whether you're drawn to outdoor adventures along the Albert River or the convenience of city amenities, Eagleby provides an unbeatable lifestyle for all.

Don't miss your chance to experience modern living at its finest. Contact us today to arrange a viewing and make 49/175 Fryar Road your new home sweet home!



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## More About this Property

<b>Property ID</b>	1VGUGRF
<b>Property Type</b>	Townhouse
<b>Land Area</b>	180 m <sup>2</sup>

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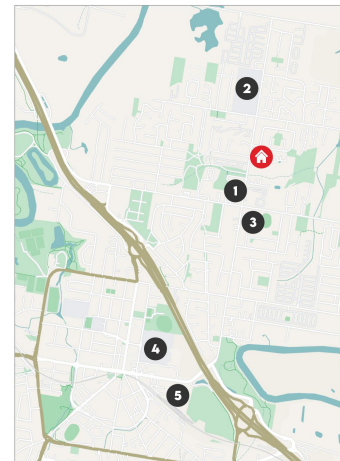
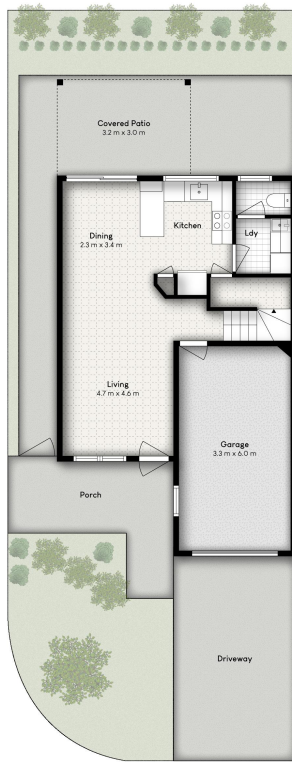
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LOCATION

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

49/175 FRYAR ROAD, EAGLEBY

3 2 1

Internal: 118m<sup>2</sup> | External: 20m<sup>2</sup> | Total: 138m<sup>2</sup>

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.

