



Eagleby, 5/122-124 Fryar Road

Stylish Modern Townhouse with Low-Maintenance Living in Eagleby

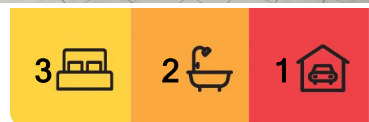
Welcome to 5/122-124 Fryar Road, a townhouse that's the perfect fusion of modern design and easy living. With 3 bedrooms, 2 bathrooms, and a single-car garage, this home offers spacious, sunlit interiors in a friendly, close-knit community. Ideal for first-time buyers or investors, this property promises both style and practicality in one delightful package!

Nestled in the up-and-coming suburb of Eagleby, this area is a hidden gem! Here, suburban tranquility meets the convenience of city life. Green parks, local shops, and excellent schools are all at your fingertips. Weekends are made for exploring nearby Beenleigh Marketplace, grabbing a coffee at a local café, or enjoying Eagleby's scenic parks and walking trails. It's no wonder this area is so beloved by families and nature enthusiasts alike!

Your New Property Features



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.



For Sale
SOLD - Benjamin Waite

View
ljhooker.com.au/1W6RGRF

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LJ Hooker Beenleigh
(07) 3807 7900

- **Bright and Airy Living Spaces:** Step inside and feel right at home! The open-plan living and dining area, complete with easy-to-maintain tiles, is perfect for cozy family nights or entertaining friends. Sunlight pours in through sliding doors that lead out to the patio, creating a warm and inviting atmosphere.
- **Modern Kitchen with Dishwasher:** Cooking just got easier-and a lot more fun! This sleek kitchen comes fully equipped with stainless steel appliances, generous cabinetry, and a time-saving dishwasher, making cleanup a breeze. The ample counter space is perfect for prepping meals or enjoying a quick breakfast.
- **Private Outdoor Patio and Low-Maintenance Garden:** Imagine your very own private outdoor retreat-a low-maintenance garden and covered patio that's just waiting for your creative touch! Whether you envision a lush garden, a veggie patch, or a chic outdoor lounge, this blank canvas is ready to be transformed into your personal oasis.
- **Convenient Powder Room Downstairs:** Hosting friends or family? No problem! The convenient powder room on the ground floor makes it easy for guests and keeps the upstairs private.
- **Spacious Bedrooms with Added Comfort:** All three bedrooms are designed with comfort in mind, complete with ceiling fans for year-round coziness. The master bedroom, your own peaceful escape, features an ensuite and its own split-system air conditioner-perfect for unwinding after a long day.
- **Stylish Bathrooms:** With fresh, modern finishes, the main bathroom and ensuite are sleek and functional, adding a touch of luxury to your daily routine.
- **Single Lock-Up Garage:** Your private garage is ready for you, offering secure parking and plenty of storage space for all your gear.
- **Efficient Climate Control:** Beat the heat in summer and stay cozy in winter with a split-system air conditioner in the main living area, plus an extra unit in the master bedroom for ultimate comfort.

Your Investment Figures

Rental Appraisal: This property is estimated to earn between \$480 and \$520 per week, making it a smart choice for investors looking for solid returns.

Body Corporate Fees: Annual contributions include \$2,365 for the administrative fund and \$1,011.25 for the sinking fund, so you can rest easy knowing that maintenance and future upgrades are covered.

This Eagleby townhouse is more than just a property-it's a lifestyle. With a low-maintenance garden that's all set for your personal touch, bright and open living spaces, and a location that's hard to beat, this home is ready to welcome its next lucky owner. Don't miss out on this incredible opportunity! Reach out today to schedule a viewing or learn more about how this property could be your next great investment.



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More About this Property

Property ID	1W6RGRF
Property Type	Townhouse
House Size	113 m ²
Land Area	136 m ²
Including	Ensuite Toilets (3)

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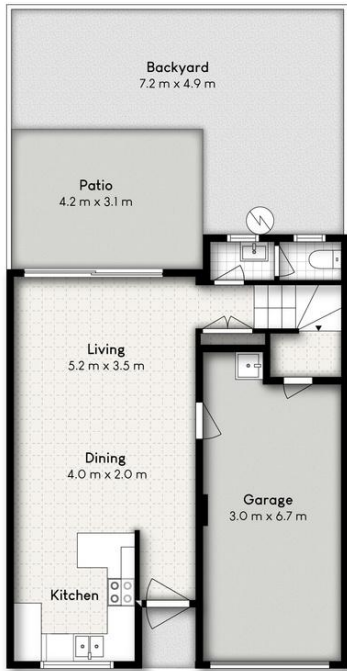
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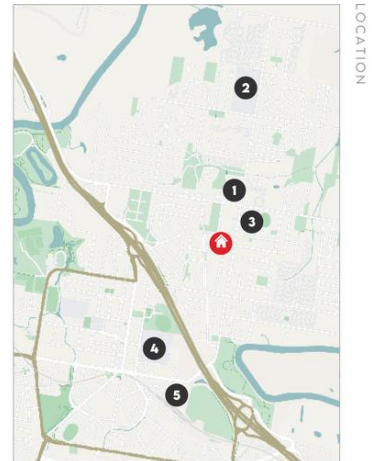
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LOWER LEVEL



UPPER LEVEL



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

5/122-124 FRYAR ROAD, EAGLEBY



Internal: 113m² | External: 23m² | Total: 136m²

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.

