



Eagleby, 52/172-180 Fryar Road

Stylish, Spacious & Secure - A Perfect Eagleby Gem!

This beautifully presented townhouse at 52/172-180 Fryar Road, Eagleby, is the perfect blend of comfort, convenience and contemporary living. Whether you're a savvy investor or first-time buyer, this property ticks every box with its generous layout, modern interiors, and prime location in a well-maintained community. Light-filled and freshly styled, this home is move-in ready and absolutely brimming with lifestyle appeal.

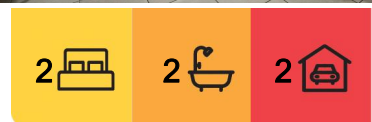
Welcome to Eagleby - a suburb on the rise and loved for its unbeatable location between Brisbane and the Gold Coast. Here, you'll find the charm of suburban life mixed with all the modern essentials: parks, schools, shopping centres, and easy access to the M1. Whether you're looking for a relaxed lifestyle or great rental returns, Eagleby offers a community feel with serious convenience. It's no wonder it's one of Logan's most in-demand pockets!

Your New Property Features

- Spacious Open-Plan Living: Step into a bright and airy living and dining zone with tiled



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
\$489,000 to \$539,000

View
ljhooker.com.au/1WJ4GRF

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floors, neutral tones, and split system air-conditioning for year-round comfort. Large sliding doors open out to the patio, letting in plenty of natural light and fresh air.

- **Modern Kitchen:** A sleek, U-shaped kitchen equipped with electric cooktop, stainless steel oven, double sink, and a dishwasher. Ample cabinetry and a breakfast bar make it both stylish and practical.
- **Two Generous Bedrooms:** Upstairs you'll find a spacious master bedroom with built-in robe, ceiling fan, and a private ensuite, plus a second bedroom with its own built-in robe and ceiling fan-perfect for a child's room, guest room, or home office.
- **Two Sparkling Bathrooms:** An ensuite off the master and a centrally located bathroom offer plenty of convenience, both featuring modern fixtures and fresh, clean styling.
- **Laundry in Garage:** The laundry is smartly positioned in the garage, keeping it out of the way while still easy to access.
- **Extra Storage:** A spacious under-stair cupboard adds valuable storage space-perfect for tucking away cleaning supplies, seasonal items, or even turning into a mini utility nook.
- **Outdoor Entertaining:** Enjoy a private patio area and easy-care backyard with room for a small garden or a weekend BBQ setup.
- **Secure Parking:** Single lock-up garage plus an additional covered carport right at your front door.
- **Fully Fenced & Secure:** Peace of mind with security screens and a low-maintenance, private entrance.
- **Community Living Perks:** Relax and unwind with access to a sparkling in-ground pool, BBQ facilities, and well-kept communal areas-all just steps from your door. Plus, enjoy the added ease of on-site management.

Your Investment Figures

- **Rental Appraisal:** \$480-\$520 per week, offering a strong rental return with high tenant demand in the area.
- **Body Corporate Fees:** Approx. \$4,118 annually (\$1,029.50 per quarter)

Whether you're seeking a fantastic investment or your first step into the market, this townhouse offers unbeatable value in one of Logan's fastest-growing pockets. Secure, spacious, and stylish with low overheads and solid rental appeal-what's not to love?

Reach out today to schedule a viewing or discuss how this property could be your next great investment. Eagleby is calling-don't miss your chance to make it yours!



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More About this Property

| | |
|----------------------|-----------|
| Property ID | 1WJ4GRF |
| Property Type | Townhouse |
| House Size | 97 m2 |
| Land Area | 133 m2 |
| Including | Ensuite |

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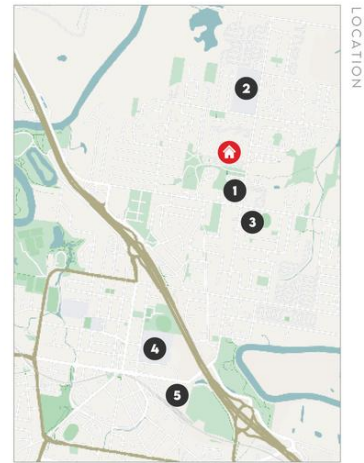
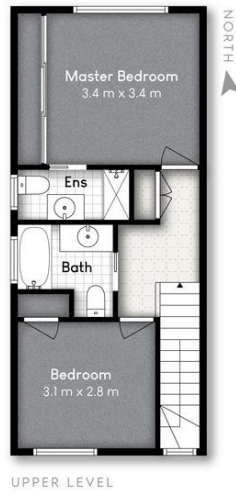
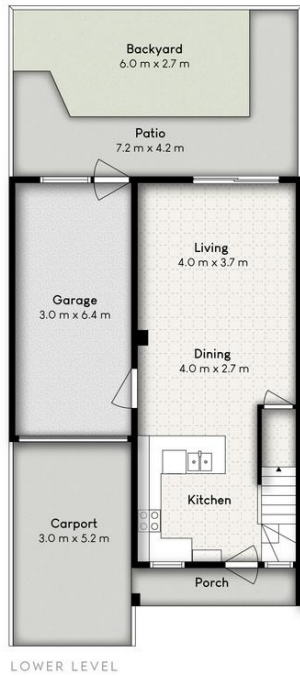
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- 1 | EAGLEBY SHOPPING CENTRE
- 2 | EAGLEBY STATE SCHOOL
- 3 | EAGLEBY SOUTH STATE SCHOOL
- 4 | BEENLEIGH STATE HIGH SCHOOL
- 5 | BEENLEIGH MARKETPLACE

52/172-180 FRYAR ROAD, EAGLEBY

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Internal: 97m² | External: 36m² | Total: 133m²

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.

