



Eagleby, 55/172-180 Fryar Road

Captivating Modern Townhouse in Serene Eagleby Locale

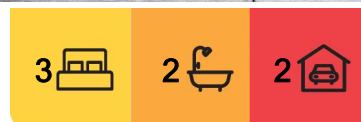
Welcome to 55/172-180 Fryar Road, a spacious and stylish three-bedroom townhouse nestled within the peaceful community of Eagleby. This contemporary home boasts open-plan living, modern finishes, and fantastic amenities, making it a perfect fit for first-time buyers, young families, or savvy investors. From the moment you step inside, you'll appreciate the thoughtfully designed layout, comfortable spaces, and an abundance of natural light, creating a warm and inviting atmosphere.

Eagleby is a vibrant suburb perfectly positioned between Brisbane and the Gold Coast, offering the best of both worlds. Surrounded by nature reserves, parks, and the scenic Logan River, this area is ideal for outdoor enthusiasts. With easy access to local schools, shopping centers, and transport links, Eagleby is not only a convenient place to live but also a growing community with strong rental demand and investment potential.

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/1W4JGRF

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

Jackson Burley
0432 576 220
sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

Spacious Open-Plan Living: Enjoy the expansive living and dining area, filled with natural light and equipped with air conditioning in both the master bedroom and main living and dining area for year-round comfort. The sliding glass doors lead to a low-maintenance courtyard, offering seamless indoor-outdoor alfresco living.

Modern Kitchen: The well-appointed kitchen features sleek countertops, ample cabinetry, stainless steel appliances, and a dishwasher, making meal prep and cleanup a breeze.

Master Retreat: The generous master bedroom includes an ensuite, air conditioning, a ceiling fan, and a large built-in wardrobe, providing a private sanctuary.

Additional Bedrooms: Two more spaciouly sized bedrooms, both with ceiling fans and built-in wardrobes, perfect for guests, children, or a home office.

Bathrooms: Modern and bright, the main bathroom and ensuite are fitted with quality fixtures, including a spacious shower and plenty of storage.

Outdoor Space: A fully fenced private backyard with minimal maintenance and easy-care artificial grass offers the perfect spot for relaxing or entertaining without the upkeep.

Secure Parking: A double garage ensures secure parking and additional storage space.

Community Amenities: Enjoy access to a sparkling in-ground pool, ideal for cooling off in the warmer months, and beautifully maintained communal areas.

Your Investment Figures:

This property offers a fantastic opportunity for investors, with a rental appraisal of \$530 to \$560 per week.

Body Corporate fees are set at \$3,672 per year for the administrative fund and \$446 for the sinking fund, ensuring the property and shared amenities are well-maintained.

With strong rental demand in Eagleby and low vacancy rates, this property presents a potential for excellent rental yield and capital growth.

Whether you're looking for a new place to call home or a solid investment, this townhouse has it all. Don't miss out on this fantastic opportunity in the heart of Eagleby-reach out today to schedule a viewing or discuss how this property could be your next great investment!

More About this Property

Property ID	1W4JGRF
Property Type	Townhouse
House Size	143 m ²
Land Area	178 m ²

Benjamin Waite 0431 265 700

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

Jackson Burley 0432 576 220

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

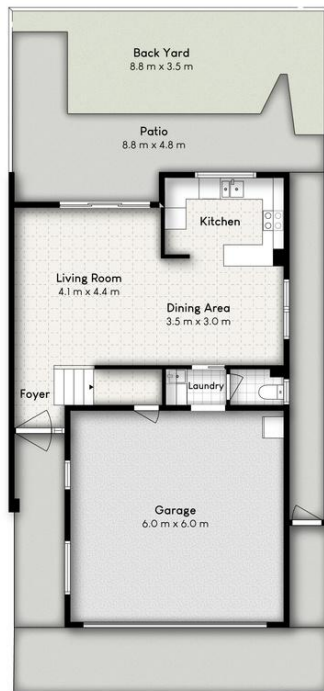
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



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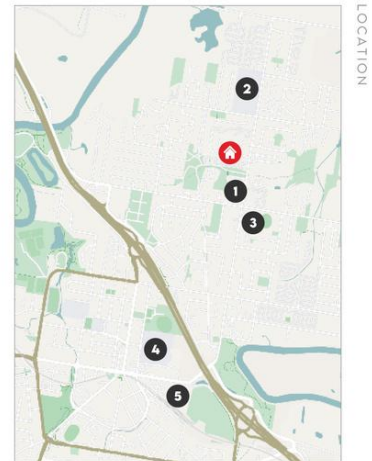
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LOWER LEVEL



UPPER LEVEL



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

55/172-180 FRYAR ROAD, EAGLEBY

3 2 2

Internal: 143m² | External: 35m² | Total: 178m²

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.

