



LJ Hooker Beenleigh



Eagleby, 6/122-124 Fryar Road

The Lifestyle Upgrade You've Been Searching For!

Get ready to experience the perfect blend of style, practicality, and location with this modern townhouse in the heart of Eagleby, ready to move in. Tucked away in a peaceful small scale, boutique complex, 6/122-124 Fryar Road offers an unbeatable opportunity for first-home buyers, downsizers, or savvy investors. With its spacious layout, contemporary finishes, and low-maintenance appeal, this is the one you've been waiting for!

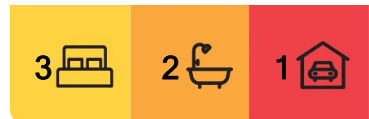
Nestled between Brisbane and the Gold Coast, Eagleby is a thriving community loved for its convenience and charm. Here, you're just minutes from local shops, schools, parks, and public transport, all while being surrounded by nature's best. Enjoy quick access to major motorways and a relaxed lifestyle with all the essentials close by.

Your New Property Features:

- Spacious Open-Plan Living: The ground floor flows effortlessly from the tiled living and



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

View
ljhooker.com.au/1WC8GRF

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

dining area to the outdoor patio, creating the ideal space for relaxing or entertaining.

- **Modern Kitchen:** Equipped with recently upgraded Bosch oven, cooktop, dishwasher, ample bench space, and a sleek design, this kitchen is a dream for home cooks and entertainers alike.
- **Three Generous Bedrooms:** All located on the upper level, each bedroom features built-in wardrobes, ceiling fans, and large windows to maximize light and airflow. The master boasts air-conditioning and a private ensuite.
- **Two Stylish Bathrooms + Powder Room:** Immaculately presented with modern fittings, including a full-sized main bathroom and a convenient powder room downstairs for guests and those Netflix binge nights needing an easy intermission between episodes.
- **Private Outdoor Retreat:** The backyard is fully fenced, offering a low-maintenance garden as well as providing a generous landscaped entertaining space, boosted by a covered patio, perfect for morning coffees or evening BBQs with friends.
- **Secure Garage + Extra Parking:** A single lock-up garage with internal access ensures safety and convenience.
- **Comfort Year-Round:** Split-system air-conditioning in the living area and master bedroom, plus ceiling fans throughout, make this home a cool oasis in summer and cozy in winter.
- **Wonderfully Maintained Complex:** Quiet and friendly, with beautifully landscaped grounds and plenty of visitor parking and right in the middle of town.

Your Investment Figures:

- **Rental Appraisal:** currently rented at \$510 per week, making this a strong investment choice. Tenancy in place until the 25th of April 2025. However, they are open to leaving early to accommodate owner occupiers.
 - **Body Corporate Fees:** \$2,365 per year for the administrative fund and \$1,011.25 per year for the sinking fund.
 - **Location Benefits:** Walking distance to Eagleby Shopping Centre, schools, and public transport options, adding undeniable appeal for tenants and homeowners alike.
- This townhouse is more than a property-it's a lifestyle opportunity you don't want to miss. Whether you're looking for your next home or your next great investment, 6/122-124 Fryar Road delivers on every front.

Opportunities like this don't last long. Reach out today to register your interest and be the first to view this exciting new listing when it hits the market!

More About this Property

Property ID	1WC8GRF
Property Type	Townhouse
Land Area	131 m ²

Benjamin Waite 0431 265 700

Licensed 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

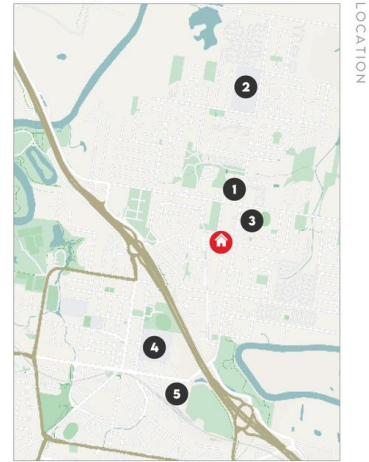
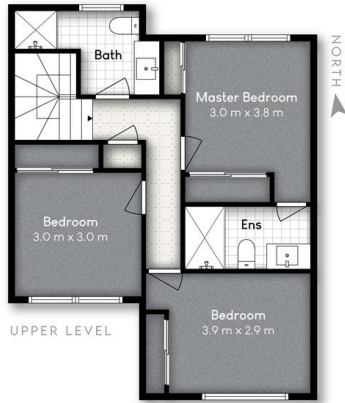
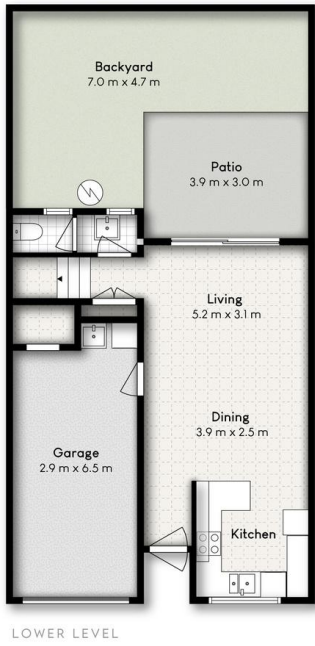


Disclaimer: All information contained therein is gathered from relevant third parties sources.

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



LJ Hooker Beenleigh

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

6/122-124 FRYAR ROAD, EAGLEBY



Internal: 111m² | External: 36m² | Total: 147m²

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.

