







6/6-16 Ramu Street, Eagleby

# Vacant - Ready to Move In - Be in Before Christmas - Beautifully Updated Townhouse - Quiet Complex

This beautifully presented residence offers the perfect balance of warmth, functionality, and effortless lifestyle. Offering a renovated kitchen, updated bathroom, timber effect flooring and is privately positioned with no rear neighbours. Nestled in a quiet complex, this townhouse is ideal for first home buyers, downsizers or investors.

To the front of the home is a spacious courtyard with Colorbond fencing. Offering a great versatile space.

Downstairs - As you enter there is timber effect flooring, giving warm and comfortable charm. An open plan lounge with ceiling fan and plenty of natural light. At the entrance is space under the staircase for either a study nook, shoes storage or bookcase, you decide what to use this space for.

An open plan dining room with ceiling fan that leads out to the tranquil courtyard with garden shed and the added bonus of having no rear

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**FOR SALE**
Offers Over $560,000

**VIEW**
Sat 7th Nov @ 9:00AM - 9:30AM

**AGENTS**

Melinda Lee-Ball
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Luisa Sargent
0439 599 080
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**AGENCY**

LJ Hooker Shailer Park
(07) 3102 0829

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.

neighbours so you can enjoy your gatherings in complete privacy.

At the heart of the home is a beautifully renovated kitchen featuring striking feature tiles, a dishwasher, wine rack, wall oven at a practical height, two pantries, microwave shelf, plenty of cupboards and an adjoining laundry. A separate toilet downstairs which is ideal for when you have guests over.

Upstairs - Two large bedrooms with built-ins, ceiling fans and air-conditioning in the master bedroom. Linen cupboard and a tastefully renovated, spacious bathroom. The home is equipped with security screens throughout.

Conveniently positioned across the road from Albert River Park. Within a short stroll to Eagleby Shopping Plaza, offering supermarkets, cafes, medical services and everyday essentials. Also close by to Beenleigh Market Place Shopping Centre, Woolworths and Big W. Within Minutes from the Eagleby Tavern, Coles, Aldi, PCYC and Bowls Club. Just minutes to Beenleigh Town Centre and Beenleigh Train Station for easy commuting. Short drive to major shopping hubs including Logan Hyperdome. Within catchment for Eagleby South State School and close to Beenleigh State High School and ample Day Care Centres to choose from. Easy access to the M1 and centrally positioned approximately 30 minutes to Brisbane and 40 minutes to the Gold Coast.

A single lock- up carport plus another single driveway space, with lots of visitor parking outside the unit. When you are hosting larger gatherings, simply park the car outside and use this undercover paved space for entertaining.

Don't let this rare opportunity pass you by Contact Melinda Lee-Ball or Luisa Sargent for additional information. We look forward to welcoming you to our open home!

Disclaimer - Virtual furniture has been used for the marketing of this property.











## MORE DETAILS

| | |
|---|---|
| Property ID | 6FUHVG |
| Property Type | Townhouse |
| Including | Air Conditioning |
| | Toilets (2) |
| | Courtyard |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |

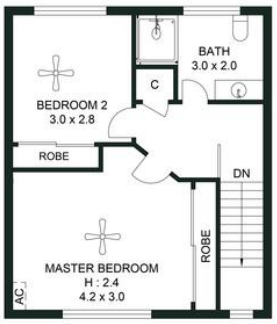
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GROUND FLOOR




FIRST FLOOR

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| APPROXIMATE AREAS | |
|---|---|
| Internal Area | 82 sqm |
| External Area | 35 sqm |
| Total Area | 117 sqm |

LJ Hooker

## 6/6-16 RAMU STREET, EAGLEBY

Plans should not be relied on. Interested parties should make and rely on their own enquiries.
The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position.

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