

## Eagleby, 61/147-153 Fryar Road

Your cozy unit in a gated complex awaits! - Dont Miss Out!

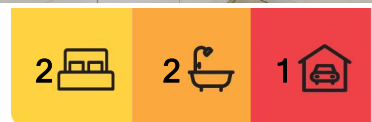
Step into this delightful two-bedroom, two-bathroom home and experience modern comfort paired with unbeatable convenience. Perfectly positioned within a secure, well-maintained gated community, this property offers a low-maintenance lifestyle with stylish living spaces, a lock-up garage, and access to a sparkling communal pool. Whether you're a first-time buyer, downsizer, or savvy investor, this charming home ticks all the right boxes.

### Property Features:

- 2 Spacious Bedrooms: Both thoughtfully designed for comfort, with ample natural light and storage.
- 2 Modern Bathrooms: Including a private ensuite for the main bedroom, combining practicality and style.
- Single Lock-Up Garage: Conveniently attached to the home, offering secure parking and extra storage space.
- Gated Community: Peace of mind with added security and a welcoming neighbourhood



**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

UNDER CONTRACT - Open Home Cancelled

### View

[ljhooker.com.au/1WCGRF](http://ljhooker.com.au/1WCGRF)

### 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

atmosphere.

- Resort-Style Pool: A pristine swimming pool within the complex, perfect for unwinding or entertaining guests.
- Well-Maintained Complex: Beautifully landscaped grounds and meticulously kept common areas enhance your living experience.

Investment Figures:

- Rental Appraisal: Estimated rental income of \$480-\$520 per week.
- Body Corporate Fees: Competitive fees that cover the gated security, pool maintenance, and upkeep of the complex.
- Potential Yield: A strong rental yield with high demand for properties in secure, low-maintenance complexes.
- Low Vacancy Rates: A highly sought-after area, ensuring consistent returns for investors.
- Situated in a prime location, this property offers the perfect balance of tranquility and convenience. The suburb is surrounded by parks, local shops, schools, and public transport options, making everyday life a breeze. With its friendly community vibe and proximity to key amenities, this is the perfect spot to call home.

Don't miss out on this opportunity to secure your slice of paradise. Reach out today to arrange a viewing or find out how this property can be your next great move!

More About this Property

Property ID	1WCPGRF
Property Type	Townhouse
Land Area	140 m2

**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







61/147-153 PRYAR ROAD, EAGLEBY

Internet: 61/147-153 PRYAR ROAD, EAGLEBY



**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**