

Eagleby, 73/202-206 Fryar Road

End-of-Row Excellence - Modern Townhouse with Privacy, Location, and Lifestyle!

Perched at the end of a quiet row with just one adjoining neighbor, this stunning three-bedroom townhouse offers the ultimate in privacy, convenience, and modern living. With a peaceful outlook over grass and manicured gardens, a prime position near the entry and exit gate of the complex, and thoughtful design touches like side gate access to the rear, this property truly stands out. Whether you're a first-home buyer, downsizer, or savvy investor, this home combines comfort, practicality, and a superb location into one irresistible package.

Set in a peaceful pocket of Eagleby, this home enjoys a harmonious balance of privacy and connection. Surrounded by lush greenery and well-maintained common areas, the property offers a retreat-like feel while being just minutes from all essential amenities. Shopping, schools, parks, and public transport are all close by, making this an unbeatable location for both convenience and lifestyle.



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/1S3UGRF

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

Your New Property Features:

- End-of-row positioning with only one neighbor, ensuring extra privacy and abundant natural light.
- Three generously sized bedrooms, including a king-sized master suite with a private ensuite and a luxurious walkthrough wardrobe for seamless storage.
- Two contemporary bathrooms, stylishly appointed with quality finishes and functional layouts.
- Open-plan living and dining area that flows effortlessly to the outdoors, making entertaining and everyday living a breeze.
- Modern kitchen with ample bench space, electric cooktop, oven, and abundant cabinetry, perfect for creating meals with ease.
- Air-conditioned living space, ensuring year-round comfort, with tiled floors on the lower level for easy maintenance.
- Private outdoor entertaining area, overlooking lush gardens and grassed areas, offering a serene retreat for relaxation or hosting friends and family.
- Side gate access to the rear yard, adding practicality and convenience to the thoughtfully designed outdoor space.
- Double lock-up garage with internal access, ensuring security and ease of entry. With additional space to park two vehicles in the drive way.
- Prime location near the entry and exit gate of the complex, providing effortless access while maintaining a quiet, peaceful ambiance.
- Family-friendly, gated complex, with pool and well-maintained communal areas; a welcoming community atmosphere.

Perfectly positioned and impeccably designed, this townhouse makes the most of its end-row location. With views of surrounding greenery and the added bonus of a side gate, this property truly sets itself apart in terms of functionality and lifestyle appeal.

Your Investment Figures:

- Rental Appraisal: Estimated at \$560-\$610 per week, offering excellent rental yield potential for investors.
- Body Corporate Fees: \$3,333.33 annually for the administrative fund and \$872.67 annually for the sinking fund, ensuring the property and complex are well-maintained.

Welcome to Eagleby - A Thriving Suburban Gem:

Eagleby is a vibrant and growing community perfectly positioned between Brisbane and the Gold Coast. With easy access to the M1, local shopping centers, schools, and parks, everything you need is at your fingertips. Nature lovers will appreciate the nearby Albert River and walking trails, while the family-friendly atmosphere makes it an ideal place to call home. This is suburban living at its finest, with a perfect blend of peace, convenience, and opportunity.

With its end-row privacy, stunning outlook, and unbeatable location, this Eagleby gem is the complete package. Whether you're looking to move in, rent it out, or make it your next big investment, don't let this opportunity slip away. Contact us today to schedule your viewing and see why this property is the standout choice!



LJ Hooker Beenleigh
(07) 3807 7900

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.

More About this Property

Property ID	1S3UGRF
Property Type	Townhouse
Land Area	187 m2
Including	Ensuite Toilets (1)

Benjamin Waite 0431 265 700

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

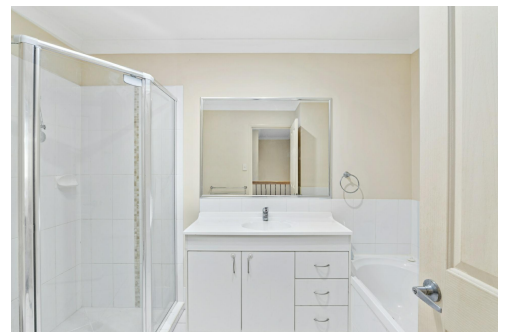
Jackson Burley 0432 576 220

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

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

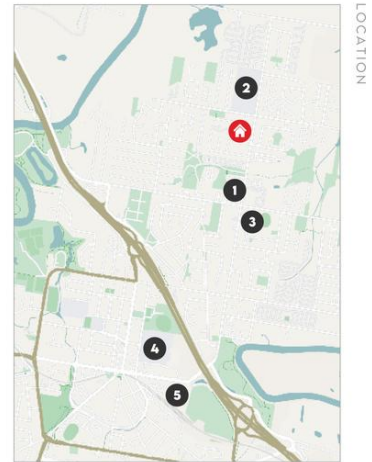
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



LJ Hooker Beenleigh
(07) 3807 7900

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.



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

73/202-206 FRYAR ROAD, EAGLEBY

3 2 2

Internal: 141m² | External: 46m² | Total: 187m²

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.

