

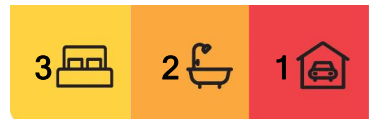


## Eagleby, 76/175 Fryar Road

Modern Townhouse with Resort-Style Amenities in Prime Location

Step into a lifestyle of comfort and convenience with this beautifully presented three-bedroom townhouse, nestled in the heart of Eagleby. This property strikes the perfect balance between modern living and serene relaxation. Whether you're entertaining in your stylishly designed open-plan living spaces, retreating to your private covered patio, or taking advantage of the complex's resort-style amenities, this home offers something for everyone.

Eagleby is a hidden gem in the Logan area, perfectly located between Brisbane and the Gold Coast. Known for its family-friendly vibe, this suburb boasts great schools, shopping centers, and plenty of parks and green spaces. With easy access to the M1, Eagleby provides seamless connections to urban hubs while retaining a peaceful, community-centered atmosphere.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/1WD5GRF](https://ljhooker.com.au/1WD5GRF)

**Contact**  
**Benjamin Waite**  
0431 265 700  
[sales1@ljhbeenleigh.com.au](mailto:sales1@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.

### Your New Property Features:

- Three Generous Bedrooms: All located upstairs, including a spacious master with walk-in wardrobe and ensuite, plus two additional well-sized rooms perfect for family, guests, or a home office.
- Modern Bathrooms: A sleek family bathroom with a shower-bath combination upstairs and a convenient powder room downstairs.
- Open-Plan Living & Dining: Light-filled spaces with seamless flow to the outdoor patio, perfect for family gatherings or quiet nights in.
- Stylish Kitchen: Featuring quality appliances, a dishwasher, tiled splashbacks, and plenty of storage for effortless cooking and entertaining.
- Private Covered Patio: A tranquil, fully fenced outdoor space with lush greenery, ideal for morning coffee or summer BBQs.
- Secure Garage & Parking: Single lock-up garage with internal access plus additional driveway parking.
- Resort-Style Amenities: Access to a sparkling in-ground pool, a well-equipped gym, and a covered BBQ area for year-round enjoyment.
- Air Conditioning & Ceiling Fans: Stay cool and comfortable throughout the seasons.
- Low-Maintenance Living: Thoughtful design and minimal upkeep ensure you'll spend more time enjoying your home and less time maintaining it.

### Your Investment Figures:

- Rental Appraisal: \$560 - \$590 per week, making this property a strong contender for an excellent return on investment.
- Body Corporate Fees: Administrative Fund: \$2,730.08 annually. Sinking Fund: \$533.98 annually.
- Potential Yield: With competitive rental pricing and low fees, this property offers an outstanding opportunity for investors looking to maximize returns.

With its unbeatable combination of location, amenities, and modern features, this Eagleby townhouse is a must-see for homeowners and savvy investors alike. Enjoy the best of suburban living while staying close to the action.

Don't miss out-contact us today to schedule your viewing or discuss how this standout property can become your next dream home or investment!

## More About this Property

<b>Property ID</b>	1WD5GRF
<b>Property Type</b>	Townhouse
<b>House Size</b>	117 m2
<b>Land Area</b>	141 m2
<b>Including</b>	Ensuite Toilets (3)

### Benjamin Waite 0431 265 700

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

### LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

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

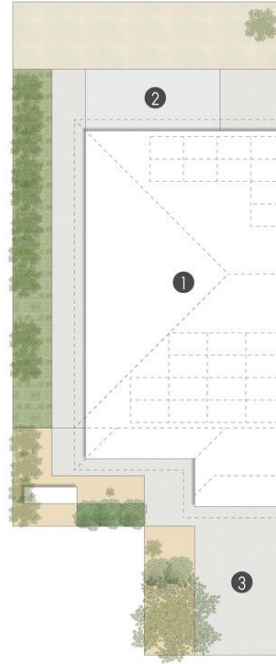
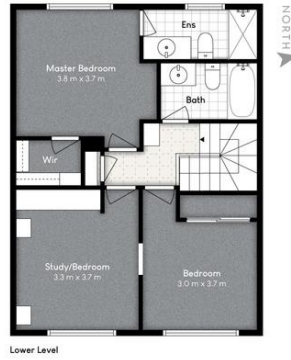
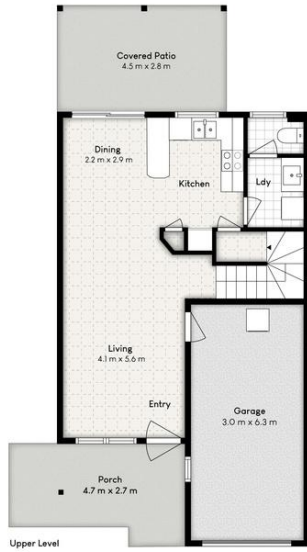


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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**



- Legend**
- 1. Residence
  - 2. Covered Patio
  - 3. Driveway/ Parking

76/175 FRYAR ROAD, EAGLEBY



Internal: 117m<sup>2</sup> | External: 24m<sup>2</sup> | Total: 141m<sup>2</sup>

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.

