



10/18-22 Albert Street, Eagleby

Whether You're Investing or Nesting - This One's Got the Lot!

Welcome to 10/18-22 Albert Street - a delightful, light-filled gem that ticks all the boxes for savvy investors, first-time buyers, or downsizers chasing simplicity without sacrificing comfort. Nestled in a quiet, friendly complex, this charming 2-bedroom villa is all about laid-back living, efficient use of space, and a super-convenient location. With solar hot water, a generous covered patio, and a modern kitchen, this home is ready to move in or rent out with ease!

Located in the vibrant and ever-growing suburb of Eagleby, this property puts you right at the centre of convenience. From the nearby Beenleigh Marketplace to schools, cafes, and public transport, everything is within easy reach. Eagleby is celebrated for its leafy outlooks, community vibe, and unbeatable proximity to both Brisbane and the Gold Coast - making it a perfect spot for commuters, families, or investors wanting strong rental demand and capital growth.

Your New Property Features

- Solid brick construction with classic street appeal and low-maintenance landscaped lawns - ideal for busy lifestyles or stress-free investing.
- Private carport and covered entry offer practical shelter and ease

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FOR SALE
\$489,000 to \$539,000

VIEW
Sat 4th Oct @ 9:30AM - 10:00AM

AGENTS
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Interested parties must rely solely on their own enquiries.

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- of access, rain or shine.
- Bright open-plan living/dining area complete with timber-style flooring, neutral tones, and split system air conditioning for year-round comfort.
- Well-appointed kitchen boasting ample cabinetry, stone-look benchtops, a striking stone splashback feature, tiled floors, and electric cooking - all while overlooking the leafy courtyard.
- Two generously sized bedrooms with built-in robes, large windows for loads of natural light, and ceiling fans to keep you cool and comfortable through the warmer months - the master enjoys dual-aspect views for a breezy, tranquil feel.
- Practical modern bathroom featuring floor-to-ceiling tiles, a sleek vanity, rainfall showerhead, and excellent natural light.
- Separate internal laundry with additional storage and direct access to the outdoor area.
- Fantastic rear patio - fully covered and perfect for BBQs, morning coffee, or quiet evening relaxation. Plus, a garden shed for extra storage!
- Security screens throughout for peace of mind, plus solar hot water to keep those energy bills in check.
- Pet-friendly complex with a manageable footprint and friendly neighbours (Subject to BC approval).

Your Investment Figures

- Rental Appraisal: Estimated between \$450 - \$500 per week, ensuring strong yield in today's high-demand rental market.
 - Body Corporate Fees: Approximately \$3,781.25 per annum, working out to approximately \$72.71 per week making this one of the most affordable low-maintenance options in the area.
 - Council Rates: Approximately \$900 per quarter
- Ideal for investors looking for consistent rental income, or first-time buyers keen to get into the market without overextending.

Whether you're investing, nesting, or downsizing, this easy-care home delivers comfort, practicality, and incredible value in one tidy package. Plus, with Eagleby's unbeatable location bridging Brisbane and the Gold Coast, you're not just buying a home - you're buying into a lifestyle of convenience, growth, and opportunity.

Reach out today to schedule a viewing or discuss how this property could be your next great investment!

MORE DETAILS

Property ID 1SNKGRF
 Property Type Unit
 Land Area 107 m2

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