



122/172-180 Fryar Road, Eagleby

Modern Townhouse Living with Outdoor Entertaining and Lifestyle Appeal

Successfully marketed and sold by Eileen Chen and Benjamin Waite-Eagleby Specialists of LJ Hooker Property Collective.

Campaign Snapshot:

- Method of Sale: Private Treaty
- Inspection Attendees: 7
- Enquiries: 18

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present this well-maintained double-storey townhouse, offering a combination of comfort, functionality and low-maintenance living. Currently owner occupied and well maintained, this inviting residence may appeal to first home buyers entering the market, owner occupiers seeking an easy-care lifestyle, or investors looking to add to their portfolio. Featuring spacious open-plan living, a practical layout, an upstairs balcony, and access to complex amenities including a swimming pool and gym, this home offers a practical combination of features for a wide range of buyers.

3 2 1

FOR SALE

SOLD by Eileen Chen and Benjamin Waite

AGENTS

Eileen Chen
0452 352 547
Eileen.chen@ljhcollective.com.au

Benjamin Waite
0431 265 700
benjamin.waite@ljhcollective.com.au

AGENCY

LJ Hooker Property Collective
(07) 3807 7900

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

Property Features:

- Three spacious bedrooms, all featuring built-in robes
- Master bedroom complete with walk-in robe, private ensuite and balcony
- Two bathrooms, including an ensuite to the master bedroom
- Open-plan living and dining area designed for comfortable everyday living
- Functional U-shaped kitchen with ample storage space
- Air conditioning and ceiling fans for year-round comfort
- Internal laundry with the convenience of an additional downstairs toilet
- Single lock-up garage providing secure parking
- Private outdoor courtyard providing space for outdoor dining, entertaining or everyday relaxation
- Split-level townhouse design offering separation between the living and bedroom areas
- Located within a well-maintained complex featuring a swimming pool and gym for residents' use

Investment Snapshot:

- Rental appraisal: Approximately *\$620 - \$640 per week **
 - Low-maintenance townhouse within a well-maintained complex
 - On-site swimming pool and gym facilities may enhance the property's appeal to prospective tenants
 - Currently owner occupied and well maintained
- Rental appraisal is indicative only and based on current market conditions.

Why Eagleby?

Eagleby continues to be a popular choice for buyers seeking affordability, convenience and everyday practicality. Positioned between Brisbane and the Gold Coast, residents enjoy convenient access to major transport links, shopping centres, local schools, parks and recreational facilities. The suburb's central location, established amenities and transport connections continue to attract a broad range of buyers, while nearby walking tracks, sporting facilities and everyday conveniences contribute to an enjoyable lifestyle.

Offering low-maintenance living, practical features and quality complex amenities, this townhouse presents an opportunity for owner occupiers, first home buyers and investors alike.

Contact Eileen Chen and Benjamin Waite today for more information.

Disclaimer: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Property Collective and its representatives accept no responsibility for any errors or omissions. All information is considered correct at the time of publication. Interested parties should make their own enquiries and rely on their own investigations to verify the accuracy of the information contained herein.

MORE DETAILS

Property ID	1XS8GRF
Property Type	Unit
Land Area	135 m2
Including	Air Conditioning
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

Eileen Chen 0452 352 547

Sales and Marketing Specialist | Eileen.chen@ljhcollective.com.au

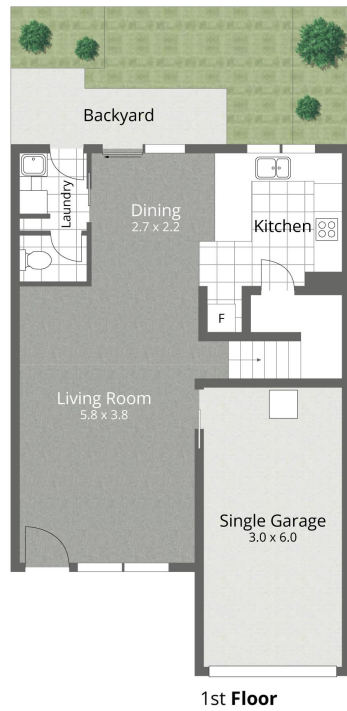
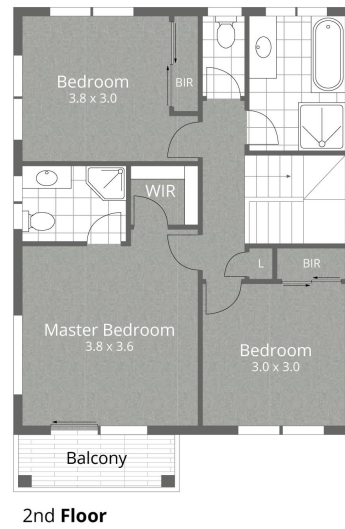
Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent |
benjamin.waite@ljhcollective.com.au

LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207
propertycollective.ljhooker.com.au | hey@ljhcollective.com.au





122/172-180 FRYAR ROAD, EAGLEBY



73 m²
Internal
9 m²
External

105 m²
Total

Courtyard 40sqm

EILEEN CHEN - 0452 352 547
BENJAMIN WAITE - 0431 265 700

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.