






122/172-180 Fryar Road, Eagleby

## Modern Townhouse Living with Exceptional Convenience and Effortless Outdoor Entertaining

Eileen Chen and Benjamin Waite alongside LJ Hooker Property Collective are proud to present this well-maintained double storey townhouse, offering the perfect blend of comfort, convenience, and low-maintenance living. Owner occupied and maintained, this inviting residence is ideal for first home buyers looking to enter the market or savvy investors seeking a property in a highly accessible location. With spacious open-plan living, a practical layout, an upstairs balcony for morning coffees and fantastic complex amenities including a pool and gym, this is a home that ticks all the right boxes.

### Property Features:

- Three spacious bedrooms, all featuring built-in robes
- Master bedroom complete with walk-in robe, private ensuite, and balcony
- Two bathrooms, including ensuite to the master bedroom
- Open-plan living and dining area designed for easy everyday living
- Functional U-shaped kitchen with ample storage space
- Air conditioning and ceiling fans for year-round comfort
- Internal laundry for added convenience with downstairs toilet

3  2  1 

### FOR SALE

Offers over \$699,000

### VIEW

Sat 20th Jun @ 10:45AM - 11:15AM

### AGENTS

Eileen Chen  
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Benjamin Waite  
0431 265 700  
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### 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**

- Single lock-up garage providing secure parking
- Private outdoor courtyard entertainment area, perfect for relaxing with family and friends, and weekend BBQs
- Split-level townhouse design offering separation of living and bedroom spaces
- Located within a well-maintained complex featuring a swimming pool and gym

#### Investment Snapshot:

- Renal appraisal: \$620- \$640 per week approx.
- Excellent opportunity for first home buyers and investors alike
- Low-maintenance townhouse living within a sought-after complex
- Strong tenant appeal thanks to on-site pool and gym facilities
- Owner occupied and well maintained

#### Why Eagleby?

Eagleby continues to be a popular choice for buyers seeking affordability, convenience, and lifestyle. Positioned between Brisbane and the Gold Coast, residents enjoy easy access to major transport links, shopping centres, local schools, parks, and recreational facilities. The suburb's central location and growing popularity make it an attractive option for owner occupiers and investors alike, while nearby walking tracks, sporting facilities, and everyday amenities provide a relaxed and practical lifestyle.

A move-in-ready townhouse with lifestyle perks and investment appeal-this one is sure to impress.

Contact Eileen Chen and Benjamin Waite today for more info.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

#### 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@ljhbeenleigh.com.au

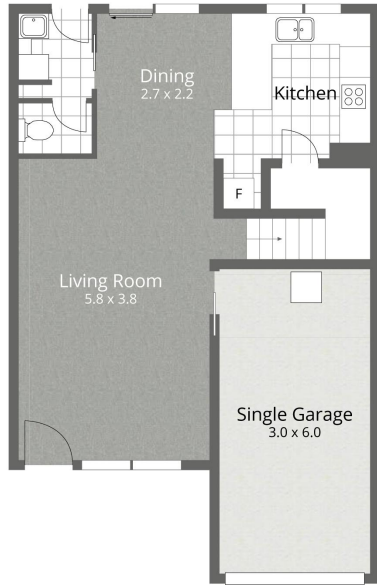
#### Benjamin Waite 0431 265 700

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

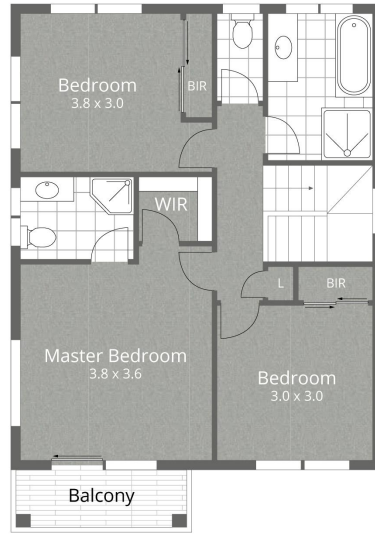
#### LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207  
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**1st Floor**



**2nd Floor**

122/172-180 FRYAR ROAD, EAGLEBY



73 m<sup>2</sup>  
Internal  
22 m<sup>2</sup>  
External

**95 m<sup>2</sup>**  
Total

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.