



Eagleby, 26/26-38 Halliday Street

Effortless Living in a Lush Garden Setting

Tucked away in a secure gated complex in Eagleby, this charming 2-bedroom unit offers a blend of comfort, privacy, and low-maintenance living. From its neat exterior with lush, established gardens to the well-appointed interiors, every detail has been thoughtfully designed for easy, enjoyable living. With a covered patio and secure yard, you can make the most of Queensland's beautiful weather in your own private oasis.

Eagleby is a rapidly growing suburb that combines the convenience of city access with a laid-back suburban lifestyle. Perfectly positioned between Brisbane and the Gold Coast, Eagleby offers quick access to major highways, shopping centers, schools, and parklands. It's a favorite for both families and investors seeking a friendly community with solid growth potential.

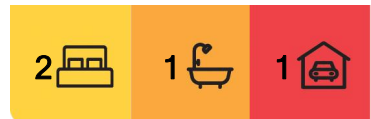
Your New Property Features

- Private and Secure Location: Situated in a gated complex, this home provides peace of



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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

SOLD - Benjamin Waite

View

ljhooker.com.au/1W62GRF

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

mind and privacy in a quiet area with additional secure fencing.

- **Beautiful Garden Entryway:** The property welcomes you with lush gardens, mature palm trees, and raised flower beds that enhance the home's curb appeal and create a tropical, inviting atmosphere.
- **Spacious Outdoor Living:** A covered patio area stretches along the unit, perfect for alfresco dining or relaxing with a morning coffee.
- **Open Living and Dining:** The airy open-plan layout combines the living and dining areas, creating a spacious, flowing space for both relaxation and entertaining.
- **Functional Kitchen:** Compact yet fully equipped, the kitchen offers a stainless steel oven, ample cabinetry, and a large window that invites natural light and a view of the garden.
- **Comfortable Bedrooms:** Two generously sized bedrooms, each with ceiling fans, large windows, and neutral tones, providing a restful retreat at the end of the day.
- **Secure Single Garage:** Attached single garage with internal access, adding convenience and security.
- **Low-Maintenance Yard:** The private, fully fenced yard offers a lush green space without the hassle, with a small grass area and easy-care garden beds.
- **Climate Control:** Ceiling fans in the living areas and air conditioning ensure year-round comfort.
- **Pet-Friendly Potential:** Secure fencing and outdoor space make this home ideal for pet lovers (subject to body corporate approval).

Your Investment Figures

Rental Appraisal: With a weekly rental range of \$390 to \$430, this property promises solid returns in the current market.

Current Tenancy: Currently tenanted at \$310 per week on a fixed-term lease until 17th February 2025.

Body Corporate Fees: Approximately \$590 per quarter, covering common area maintenance and upkeep for a well-kept community.

Potential Yield: Based on the rental range, the property offers an estimated annual yield of approximately 6.5-7.1% - a strong investment potential in Eagleby's thriving rental market.

This charming property in Eagleby is more than just a home-it's a lifestyle choice. With its low-maintenance appeal, private outdoor spaces, and ideal location in a gated complex, it's perfect for first-home buyers, downsizers, and investors alike. Don't miss your chance to secure this lovely unit-reach out today to schedule a viewing or to discuss how it could be your next great investment!



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More About this Property

Property ID	1W62GRF
Property Type	Unit
Land Area	128 m ²

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

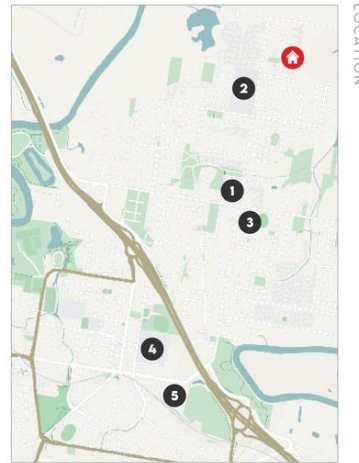
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



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

26/26-38 HALLIDAY STREET, EAGLEBY



Internal: 78m² | External: 50m² | Total: 128m²

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.

