



## Eagleby, 4/4 Cowper Avenue

An Unmissable Opportunity in Eagleby!

Welcome to 4/4 Cowper Avenue, a beautifully refreshed townhouse offering the perfect blend of modern style, comfort, and convenience. Featuring brand new hybrid flooring and having recently undergone a fresh repaint, this two-bedroom property is a true standout. Its inviting interiors, bright open spaces, and thoughtful finishes create a home that is not only move-in ready but effortlessly stylish. Whether you're a savvy investor looking for strong returns or a homeowner seeking a low-maintenance lifestyle, this is a property that truly delivers.

Nestled in the heart of Eagleby, this property benefits from being in one of the most sought-after suburbs in the Logan area. With quick access to local amenities, including shops, schools, parks, and public transport, everything you need is right at your fingertips. Eagleby boasts a welcoming community vibe while being perfectly positioned just minutes from the M1 motorway, offering seamless connections to both Brisbane and the Gold Coast.



**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.

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**For Sale**

UNDER CONTRACT - OPEN HOME  
CANCELED

**View**

[ljhooker.com.au/1R1MGRF](http://ljhooker.com.au/1R1MGRF)

**Contact**

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## Your New Property Features

**Freshly Updated Interiors:** Recently undergoing a fresh repaint in bright, neutral tones, the home feels fresh, clean, and instantly inviting-ready for you to move in or lease out.

**Brand New Hybrid Flooring:** Beautiful, modern, and durable hybrid flooring flows seamlessly throughout the home, combining style and practicality for easy maintenance.

**Light-filled Living Spaces:** The open-plan living and dining area is bright, airy, and thoughtfully designed, with a beautifully exposed timber beam feature in the main dining area, a timber staircase, white brick feature walls adding character and timeless charm.

**Surprisingly Spacious Kitchen:** A sleek and functional kitchen with crisp white cabinetry, ample bench space, and modern appliances-perfect for whipping up meals with ease.

**Two Generous Bedrooms:** Both upstairs bedrooms are generously sized, featuring large windows that flood the spaces with natural light, along with built-in storage for added convenience.

**Updated Bathroom & Laundry:** The bathroom/laundry combination features modern tiling, clean finishes, and plenty of space, ensuring everyday comfort and practicality.

**Functional Floor Plan:** Spread across two levels, the layout offers excellent flow between living, dining, and sleeping areas, maximizing space and usability.

**Private Outdoor Access:** Being an end-unit, the property enjoys added privacy and a larger surrounding lawn space, perfect for outdoor relaxation, kids, or pets.

**Stylish Touches:** Thoughtful design elements, including warm timber finishes and a natural palette, create a home that feels contemporary and timeless all at once.

## Your Investment Figures

**Weekly Rental Appraisal:** The property is anticipated to achieve a weekly rental price of \$450-\$470, based on current market conditions.

**Body Corporate Fees:** Approximately \$1,830 annually for the Administrative Fund and \$735 annually for the Sinking Fund, ensuring well-maintained common areas and ongoing upkeep.

**Rental Yield:** With a rental return of up to \$470 per week, this property represents a fantastic opportunity for investors to achieve excellent yields in Eagleby's booming rental market.

Combining modern updates, fresh style, and unbeatable convenience, 4/4 Cowper Avenue is the perfect low-maintenance home or investment. With its brand new hybrid flooring and recently refreshed interiors, there's nothing left to do but move in and enjoy or start generating strong rental returns. Don't miss out on this incredible opportunity-contact us today to arrange a viewing and make this beautifully updated gem yours!



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## More About this Property

<b>Property ID</b>	1R1MGRF
<b>Property Type</b>	Unit
<b>House Size</b>	65 m2

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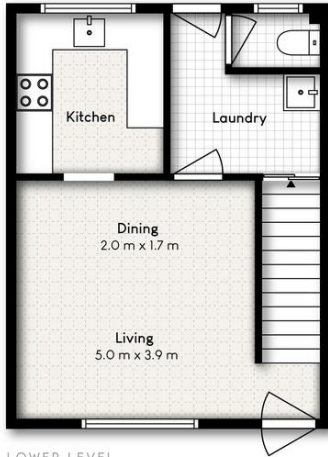
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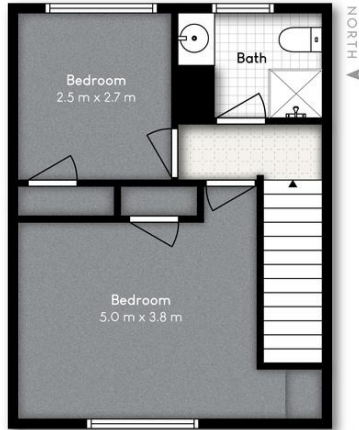
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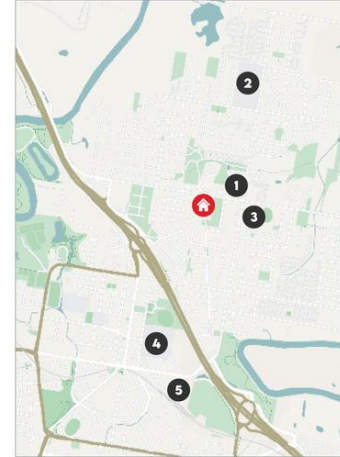




LOWER LEVEL



UPPER LEVEL



LOCATION

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

4/4 COWPER AVENUE, EAGLEBY



Internal: 65m<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.

