






Sold

40/155-163 Fryar Road, Eagleby

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Contemporary Apartment in Growth Location - Investor's Dream!

Step into effortless living with this bright and inviting 2-bedroom apartment, superbly situated in the heart of Eagleby. Whether you're a savvy investor or a first-time buyer, this low-maintenance gem blends comfort, convenience, and contemporary charm into one tidy package. Even better? It's already tenanted, delivering immediate returns in one of Logan's most in-demand rental pockets!

Enjoy a lifestyle of ease with a flowing open-plan layout that extends to your private balcony oasis, ideal for morning coffees or afternoon wind-downs. This light-filled apartment boasts thoughtful modern finishes, a sleek kitchen with quality appliances, and spacious bedrooms - all set within a well-maintained complex featuring resort-style extras including a pool and BBQ area.

Why Eagleby?

Eagleby is fast becoming a favourite for investors and homeowners alike - and it's easy to see why. Ideally positioned between Brisbane and the Gold Coast, it offers unbeatable access to major motorways and public transport, while maintaining a quiet suburban feel. With

FOR SALE
\$479,000 - \$529,000

AGENTS

Benjamin Waite
0431 265 700
sales1@ljhbeenleigh.com.au

Eileen Chen
0452 352 547
eileen.chen@ljhbeenleigh.com.au

AGENCY

LJ Hooker Beenleigh
(07) 3807 7900

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 **LJ Hooker**

local schools, parks, shopping centres, and just a short drive to Beenleigh train station, Eagleby blends lifestyle and convenience to perfection. It's a location that keeps growing in appeal - for good reason!

Your New Property Features:

- " Smart Floorplan with Flow: Approx. 73m² of well-utilised space including open-plan living/dining extending directly onto a breezy private balcony.
- Contemporary Kitchen: Electric cooktop, dishwasher, sleek cabinetry, and breakfast bar provide practicality and style in one.
- Two Generous Bedrooms: Carpeted for comfort, both rooms feature mirrored built-ins and ceiling fans; the master connects directly to the bathroom.
- Stylish Bathroom & Internal Laundry: Clean white finishes, a full bathtub, and separate laundry room enhance day-to-day ease.
- Split System A/C & Ceiling Fans: Stay comfortable year-round with effective climate control in living and bedroom areas.
- Private Covered Balcony: Tranquil leafy outlook, perfect for outdoor dining or simply unwinding in peace.
- Secure Gated Parking: Dedicated car space within a gated complex ensures peace of mind.
- Modern Complex Perks: Enjoy access to a shared pool and BBQ area - great for entertaining or cooling off in summer.
- Built in 2011: Well-maintained throughout, with NBN already installed for added convenience.
- Prime Location Perks: Just 270m to the bus stop, 2.4km to the nearest shopping hub, and only 2.8km to the train station - everyday access is a breeze.

Your Investment Figures

Lease Term: Tenanted till 12th May 2026, currently rented at \$430 per week (fixed-term lease)

Rental Appraisal Range: Approx. \$450 - \$470 per week

Body Corporate Fees: Approx. \$3,000 annually

Tenancy Status: Already tenanted with a long-term lease in place - providing stable returns and peace of mind from day one.

This Eagleby gem is a must-see - modern, low-maintenance, and income-ready from the get-go. With its appealing layout, fresh finishes, and excellent tenant in place, this is an investment you'll want to snap up. Reach out today to schedule a viewing or chat about how Unit 40 could be your next great move!

MORE DETAILS

Property ID	1X5PGRF
Property Type	Unit
Land Area	73 m ²

Benjamin Waite 0431 265 700

Licensed Real Estate Agent | sales1@ljhbeenleigh.com.au

Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

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