



## Eagleby, 5/1-7 Boyd Street

Beautifully Presented Unit with Excellent Investment Potential

Tucked away in a peaceful community, this charming low-set unit at 5/1-7 Boyd Street, Eagleby, is a delightful opportunity for first-home buyers, downsizers, or savvy investors. With its welcoming facade framed by lush greenery and palm trees, this property is a slice of comfort and convenience. Whether you're seeking a cozy place to call home or a reliable investment, this property checks all the boxes.

Nestled in Eagleby, a suburb that blends suburban tranquility with modern amenities, you'll enjoy proximity to shops, schools, and parks while maintaining a serene lifestyle. With easy access to both Brisbane and the Gold Coast via the M1, Eagleby is a growing hub of opportunity and community spirit.

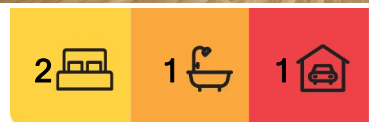
Your New Property Features:

Bright and Airy Living Areas: Step into a spacious, open-plan living and dining area with



**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.



**For Sale**  
\$399,000 - \$439,000

**View**  
[ljhooker.com.au/1W80GRF](http://ljhooker.com.au/1W80GRF)

**Contact**  
**Benjamin Waite**  
0431 265 700  
[sales1@ljhbeenleigh.com.au](mailto:sales1@ljhbeenleigh.com.au)

**Jackson Burley**  
0432 576 220  
[sales3@ljhbeenleigh.com.au](mailto:sales3@ljhbeenleigh.com.au)

**LJ Hooker Beenleigh**  
**(07) 3807 7900**

neutral tones and modern timber-look flooring, perfect for relaxation or entertaining guests.

**Contemporary Kitchen:** Enjoy the practicality of a compact yet functional kitchen featuring a durable benchtop, ample cabinetry, and quality appliances, including an electric stove and oven.

**Comfortable Bedrooms:** Two generously sized bedrooms, each with large windows to invite natural light, promise restful retreats. Both rooms are fitted with modern blinds and are freshly painted.

**Updated Bathroom:** The tidy bathroom offers a separate shower and chic tile accents, ensuring a pleasant and functional space.

**Private Laundry:** A dedicated internal laundry room adds to the convenience.

**Secure Parking:** Exclusive undercover off street parking for your vehicle, with easy access to the unit.

**Low-Maintenance Outdoor Space:** The front and rear yards are neatly landscaped, offering a tranquil setting with minimal upkeep required.

**Additional Features:** Security screens on all windows and doors enhance peace of mind, and split-system air conditioning ensures year-round comfort.

**Your Investment Figures:**

This property offers a rental appraisal of \$400-\$450 per week, based on current market conditions and comparable properties in the area.

For investors, this means an attractive yield potential while benefiting from Eagleby's consistent rental demand.

For investors, the body corporate contributions are as follows:

**Administrative Fund:** \$2,055.13 per year, paid quarterly with a 10% discount for early payment.

**Sinking Fund:** \$329.42 per year, also paid quarterly with a 10% discount for early payment.

Seize the chance to make this delightful property yours! With its blend of comfort, style, and practicality, coupled with Eagleby's prime location, this unit is a fantastic buy. Reach out today to schedule a viewing or explore how this property could fit seamlessly into your future. Don't miss this golden opportunity!

## More About this Property

<b>Property ID</b>	1W80GRF
<b>Property Type</b>	Unit

**Benjamin Waite 0431 265 700**

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

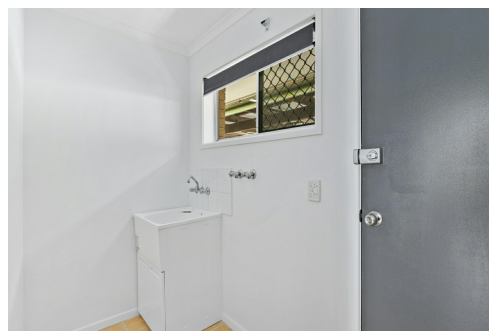
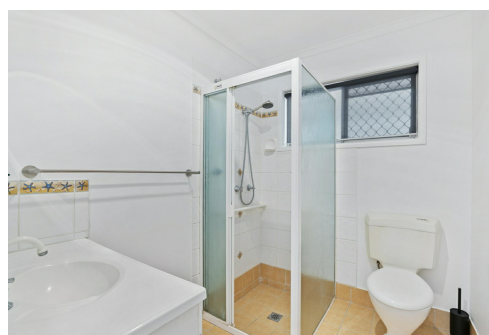
**Jackson Burley 0432 576 220**

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

**LJ Hooker Beenleigh (07) 3807 7900**

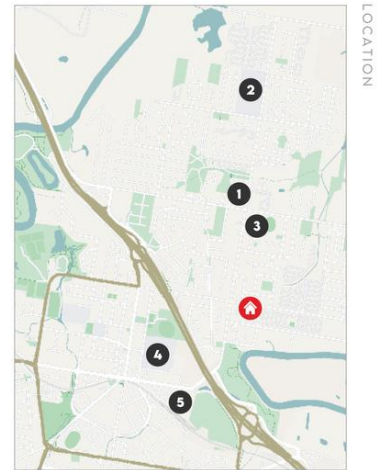
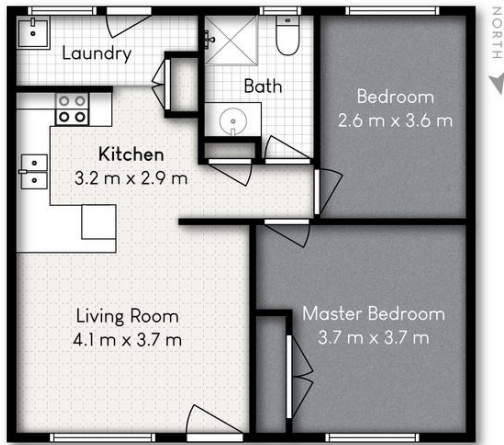
14-16 James Street, BEENLEIGH QLD 4207

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



**LJ Hooker Beenleigh  
(07) 3807 7900**

**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.



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

5/1-7 BOYD STREET, EAGLEBY



Internal: 58m<sup>2</sup> | External: 11m<sup>2</sup> | Total: 69m<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.

