

## Eagleby, 56/155-163 Fryar Road

### QUITE UNIT NESTLED TO THE BACK OF COMPLEX

Acacia Waters apartments are in an ideal community location. Offering superb lifestyle appeal with 'walk to shops' convenience, this sleek 2 Bedroom designed apartment presents a fantastic investment opportunity. The beautiful design allows for an indoor - outdoor lifestyle with spacious kitchen, living and dining zone connecting to large balcony.

Lease: 22/11/2023 - 25/11/2024

Tenant Vacate: 6/12/2024

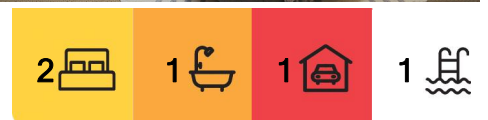
Current Weekly Rent: \$400

Rental Appraisal \$450 - \$475 per week

Body Corporate Fees \$720 quarter \*Approximately\*

Property Features:

\* 1 Car Spaces



**For Sale**  
Offers Over \$399,000

**View**  
[ljhooker.com.au/1Z0SHGS](https://ljhooker.com.au/1Z0SHGS)

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**LJ Hooker Property Complete**  
**1300 360 388**

**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.

- \* Open plan living and Dining with Air conditioning
- \* Practical kitchen with stainless steel appliances including dishwasher
- \* Secured underground car park
- \* Laundry
- \* Swimming Pool
- \* Two way bathroom
- \* 24 hour On site Manager
- \* Swimming pool
- \* BBQ Pergola



Facilities walking distance:

- \* 24 Hour Medical Centre across the road
- \* Day Care Centre
- \* Public Primary School
- \* Eagleby Shopping Centre, (Coles, Cafe, Pita pocket, Tavern and much more)
- \* Parks and Public Transport

This fantastic opportunity won't last.

**\*\*Property images may have been digitally enhanced or staged for marketing purposes and may not fully represent the property's current condition. Any photographs provided by LJ Hooker may only showcase certain aspects of the property at a particular time, and prospective buyers are encouraged to conduct their own inspections.\*\***

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## More About this Property

<b>Property ID</b>	1Z0SHGS
<b>Property Type</b>	Unit
<b>House Size</b>	72 m <sup>2</sup>
<b>Land Area</b>	81 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Pool Balcony Dishwasher Built-in-Robes Secure Parking Liveability

**Christie Smith 0419 684 184**

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2 | 1 | 74 Sqm |  | 

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown