



Eagleby, 64/155-163 Fryar Road

A Hidden Gem with Built-In Income - Eagleby Opportunity Knocks!

Step into effortless living with this bright and inviting 2-bedroom apartment, perfectly positioned in a sought-after Eagleby location. Whether you're a savvy investor or a first-time buyer, this charming low-maintenance property offers comfort, space, and contemporary flair all wrapped in a tidy, well-connected package - and best of all, it's already tenanted, offering instant returns from day one!

This apartment delivers a lifestyle of ease and practicality. With an open-plan living and dining area that flows onto a private balcony, modern kitchen finishes, and two generous bedrooms, this residence is ready to impress. Nestled in a well-maintained complex and boasting its own covered carpark, you'll love the thoughtful layout, natural light, and peaceful green outlook from the balcony - perfect for relaxing with a morning coffee or winding down after a busy day.

Why Eagleby?



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
\$469,000 - \$519,000

View
By Appointment

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

Sarah Yaxley
0410 414 061
sales4@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

Eagleby is one of Logan's most connected and convenient suburbs, offering a brilliant blend of suburban calm and urban accessibility. Just minutes to major motorways, Eagleby places you between Brisbane and the Gold Coast - ideal for commuters or weekend adventurers. Local schools, lush parks, shopping hubs like Beenleigh Marketplace and Eagleby Shopping Centre, and multiple public transport options make this a hotspot for tenants and owner-occupiers alike. It's no wonder Eagleby is steadily growing in popularity!

Your New Property Features

- **Smart, Open Floorplan:** The spacious 64m² internal layout delivers flow and functionality, with an integrated living and dining zone extending directly onto a leafy balcony retreat.
- **Modern Kitchen:** Enjoy the convenience of modern appliances such as a dishwasher and electric cooktop, tiled splash back, and ample storage within sleek cabinetry. The L-shaped design with a breakfast bar offers both form and function.
- **Two Spacious Bedrooms:** Both bedrooms feature mirrored built-in wardrobes, ceiling fans, and carpeted floors for added comfort. The master bedroom includes direct access to the central bathroom.
- **Contemporary Bathroom & Internal Laundry:** Crisp white finishes, full bathtub, and space-saving design make daily routines a breeze.
- **Air-Conditioning & Ceiling Fans:** Stay comfortable year-round with a split system in the living room and ceiling fans throughout.
- **Private Balcony:** Your own slice of outdoor serenity with tree-lined views, ideal for morning teas or evening relaxation.
- **Secure Carpark:** Dedicated 5.5m x 2.6m covered space, perfect for easy access and peace of mind.
- **Already Tenanted:** A fantastic investment with tenants already in place, offering a seamless transition for investors.
- **Additional Storage:** Generous cupboard space throughout, including linen storage off the hallway.

Your Investment Figures

Rental Yield: Approx \$450 - \$470 per week

Body Corporate Fees: Total Approximate Annual Cost: \$3,300

With steady tenancy in place, this is a turn-key investment offering immediate income and long-term growth potential in a high-demand rental market.

With its clever layout, modern touches, and unbeatable location, this Eagleby gem ticks all the boxes for both comfort and practicality. Don't miss out on this income-producing opportunity - reach out today to schedule a viewing or discuss how this property could be your next great investment!



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More About this Property

Property ID	1WUQGRF
Property Type	Unit
House Size	73 m2

Benjamin Waite 0431 265 700

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

Sarah Yaxley 0410 414 061

Sales Consultant | sales4@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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LOCATION

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

64/155-163 FRYAR ROAD, EAGLEBY

2 1 1

Internal: 64m² | External: 9m² | Total: 73m²

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.

