



8/1 Albert Street, Eagleby

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Rare Dual-Purpose Gem - High-yield Lease Now or Your Next Home!

FOR SALE
Open Home Cancelled - Under Offer

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Whether you're an investor seeking dependable returns or a future homeowner planning ahead, 8/1 Albert Street offers the perfect blend of security and flexibility. This well-maintained villa currently operates under an agreement with a Disability Services provider working alongside NDIS participants, generating a strong \$560 per week. The arrangement runs until 27th November 2025, with the option to extend for a further one or two years at an increased rate.

Eagleby - Where Lifestyle and Investment Converge:
Tucked between Brisbane and the Gold Coast, Eagleby is fast becoming a go-to for investors and homebuyers alike. With convenient access to transport, schools, shopping centres, and parks, it offers a relaxed suburban lifestyle with strong rental demand and long-term growth. Whether you're buying for income or lifestyle, this location delivers.

Your New Property Features:

- Spacious Floor Plan: Open design already configured for supported accommodation, yet equally comfortable for everyday living-a truly

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 **LJ Hooker**

versatile layout.

- **Light-Filled Living Room:** A welcoming 4.5m x 4.2m living area enhanced by large windows and split-system air conditioning, creating a bright and breezy space to relax or entertain.
- **Functional Kitchen & Dining:** The U-shaped kitchen offers ample bench space, electric cooktop, built-in cabinetry, and breakfast bar - ideal for preparing meals with ease or hosting casual catch-ups.
- **Two Generously Sized Bedrooms:** Carpeted for comfort and fitted with ceiling fans, these rooms offer privacy and practicality - perfect for tenants or personal use. The master bedroom is impressively sized at 3.5m x 4.1m.
- **Well-Maintained Bathroom:** A clean, practical space with a separate shower, large vanity, and room for future accessibility upgrades if desired.
- **Secure Lock-Up Garage:** Internal access to the garage adds convenience and security, with laundry space positioned discreetly at the rear.
- **Neat Entryway and Low-Maintenance Living:** A tidy entry path, easy-care finishes throughout, and no-fuss landscaping make this the ideal low-upkeep property for both tenants and future homeowners.
- **Conveniently Positioned:** Located toward the front of the complex for easy access, yet set back enough to maintain privacy and peace from the street.

Your Investment Figures:

- **Current Rent:** \$560 per week.
- **Lease End Date:** 27th November 2025. The Disability Services provider invites renewal at a higher rate for one or two additional years-ensuring long-term security and growth potential.
- **Council Rates:** Approx. \$900 - \$1000 per week.

Whether you're securing an immediate return or planning your future move, 8/1 Albert Street is a rare dual-purpose opportunity. With an established Disability Company agreement in place, with flexible exit strategies, properties such as this are in high demand-don't let this one pass you by.

Call now to arrange your inspection or request more details. This is an investment that works for you today - and tomorrow!

MORE DETAILS

Property ID	1X1TGRF
Property Type	Unit
House Size	85 m2
Including	Toilets (1)

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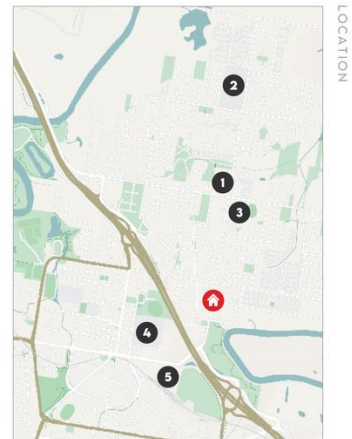
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- 1 | EAGLEBY SHOPPING CENTRE
 2 | EAGLEBY STATE SCHOOL
 3 | EAGLEBY SOUTH STATE SCHOOL
 4 | BEENLEIGH STATE HIGH SCHOOL
 5 | BEENLEIGH MARKETPLACE

8/1 ALBERT STREET, EAGLEBY



Total: 85m²

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.

