



Eagleby, 9/155-163 Fryar Road

Invest or Nest: Light-Filled 2-Bedroom Unit with Resort-Style Comforts!

Welcome to Unit 9 at 155-163 Fryar Road, Eagleby - a bright and breezy two-bedroom unit located in the sought-after Acacia Waters complex. With an airy open-plan layout, stylish finishes, and a generous balcony for alfresco living, this well-appointed home combines practicality with lifestyle. Whether you're looking to invest, downsize, or step into the market, this opportunity offers fantastic value in a secure, resort-style setting. Perfectly placed within a vibrant complex that boasts a sparkling pool, manicured grounds, and a strong community feel, this unit is ideal for those seeking comfort and convenience without compromise.

Why You'll Love Eagleby

Tucked between Brisbane and the Gold Coast, Eagleby offers an unbeatable mix of accessibility, affordability, and charm. This well-connected suburb is brimming with local conveniences - from the Eagleby Shopping Centre to nearby schools like Eagleby South



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.

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For Sale
SOLD

View
ljhooker.com.au/1WQ9GRF

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LJ Hooker Beenleigh
(07) 3807 7900

State School and Beenleigh State High. With parks, playgrounds, and the Logan River close by, outdoor lovers and families alike are well catered for. And with easy access to the M1, commuting is a breeze!

Your New Property Features

- **Two Spacious Bedrooms:** Each equipped with ceiling fans, built-in wardrobes, and large windows. The master includes a split system air conditioner for year-round comfort.
- **Bright Open Plan Living:** Flowing effortlessly from the kitchen to the living and dining spaces, this layout is ideal for both entertaining and everyday relaxation. Neutral tones and natural light enhance the welcoming ambiance.
- **Modern Kitchen:** Featuring stainless steel appliances including an oven, cooktop, rangehood, and dishwasher, with plenty of storage and durable bench space.
- **Contemporary Bathroom:** A well-maintained space with a shower-over-bath combo, vanity storage, and sleek tilework.
- **Dedicated Internal Laundry:** Conveniently tucked away and includes a mounted dryer.
- **Air Conditioning & Fans Throughout:** Split system air con in the living and master, with ceiling fans throughout to keep things breezy.
- **Generous Balcony:** Enjoy peaceful mornings or lazy afternoons on your private outdoor retreat with leafy complex views. This unit is predominantly north-facing, with living areas and balcony catching plenty of natural light throughout the day - a major plus for both comfort and energy efficiency.
- **Secure Car Space:** Two allocated car parks (5.5m x 2.6m) with gated access for peace of mind.
- **Complex Amenities:** Cool off in the resort-style pool or enjoy the beautifully maintained surrounds of this gated community.

Your Investment Figures

- **Rental Appraisal:** \$420 - \$460 per week
- **Body Corporate Fees:** Total Approximate Annual Cost: \$3,364.24

These transparent financials make this a standout option for both seasoned investors and newcomers to the property market.

Whether you're starting fresh or growing your portfolio, Unit 9/155-163 Fryar Road offers a compelling mix of lifestyle and investment potential in a booming location. Reach out today to schedule a viewing or discuss how this bright and functional property could be your next great investment!



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More About this Property

Property ID	1WQ9GRF
Property Type	Unit
House Size	84 m2
Including	Toilets (1)

Benjamin Waite 0431 265 700

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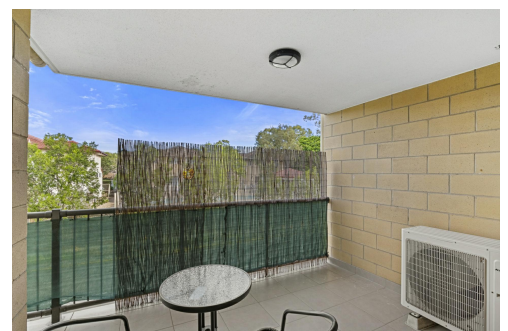
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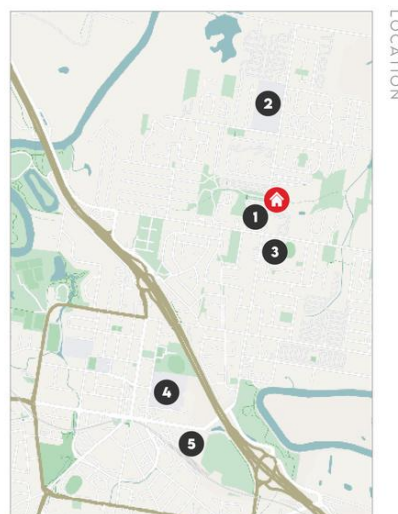
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- 1 | EAGLEBY SHOPPING CENTRE
2 | EAGLEBY STATE SCHOOL
3 | EAGLEBY SOUTH STATE SCHOOL
4 | BEENLEIGH STATE HIGH SCHOOL
5 | BEENLEIGH MARKETPLACE

9/155-163 FRYAR ROAD, EAGLEBY



Internal: 67m² | External: 17m² | Total: 84m²

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.

