







36/108 Overland Drive, Edens Landing

Easy-Care Living in a Convenient Edens Landing Location

Discover a residence that perfectly balances low-maintenance living with everyday convenience. Positioned at the front of a well-maintained complex, this solid brick-and-tile home offers a practical two-level layout, private outdoor space and access to a shared in-ground swimming pool.

Currently tenanted at $470 per week until February 2027, the property offers immediate rental income for investors, while also presenting an excellent opportunity for first-home buyers or owner-occupiers planning ahead for when the tenancy concludes.

PROPERTY FEATURES

- Open-plan living and dining - Tiled throughout for easy-care living, with air-conditioning and a ceiling fan for year-round comfort.
- Updated kitchen - Offering ample storage and a modern tiled splashback.
- Three generous bedrooms - All with built-in robes, with one providing direct access to the two-way bathroom.
- Spacious two-way bathroom - Plus the convenience of an

3 1 1

FOR SALE
$599,000 - $649,000

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

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Interested parties must rely solely on their own enquiries.

additional toilet downstairs.
- Private fenced courtyard - A low-maintenance outdoor space with side-gate access to the shared pool area.
- Single lock-up garage with combined laundry - Secure parking with practical functionality.
- Additional parking - Off-street parking at the front plus visitor parking within the complex.
- Shared in-ground swimming pool - Enjoy a refreshing escape during the warmer months without the upkeep of maintaining your own pool.

CONVENIENT EDENS LANDING LOCATION

Within walking distance of bus stops and local shops, the property is also only a short drive from the local train station.

Families have a great choice of nearby schooling, including:

- Edens Landing State School - 400m
- St Joseph's Tobruk Memorial School - 4.3km
- Beenleigh State High School - 4.7km
- Trinity College - 5km

Easy access to the M1 on-ramps also makes travelling north towards Brisbane City or south towards the Gold Coast simple.

Whether you're an investor looking for immediate rental income, a first-home buyer planning your move, or an owner-occupier looking ahead, this well-positioned property offers plenty to consider.

MORE DETAILS

Property ID	1XJFGRF
Property Type	Townhouse
Land Area	114 m2
Including	Toilets (2)







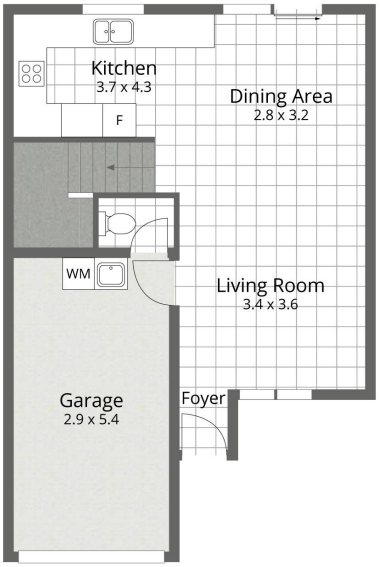




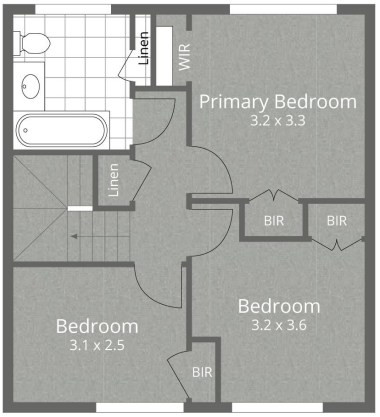
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1st **Floor**



2nd **Floor**

36/108 OVERLAND DRIVE, EDENS LANDING

3	1	1	92 m2 Internal 15 m2 External	107 m2 Total

TRINA WILSON - 0427 188 500
ADAM RANDELL - 0409 692 338

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.

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