

# 116 Eagleby Road, Eagleby, Qld 4207

## House For Sale

Thursday, 13 June 2024

116 Eagleby Road, Eagleby, Qld 4207

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 518 m2**

**Type: House**



Hayden Molloy  
1300665134

## For Sale Now

Discover the perfect investment opportunity with this versatile dual occupancy property located at 116 Eagleby Road, Eagleby. Comprising two separate units, this property offers flexible living arrangements and a solid rental income.

Property Overview:- Total of 4 Bedrooms, 3 Bathrooms, and 2-Car Garage- Unit 1: 3 Bedrooms, 2 Bathrooms- Unit 2: 1 Bedroom, 1 Bathroom

Unit 1: This spacious unit features:- 3 good-sized bedrooms with ceiling fans and built-in wardrobes- Master bedroom with ensuite, walk-in wardrobe, and air conditioning- Main bathroom for added convenience- Open plan living and kitchen area with air conditioning- Low maintenance backyard, perfect for outdoor activities

Unit 2: This cozy unit includes:- 1 bedroom with walk-in wardrobe and ensuite- Ceiling fan and direct access to the backyard via a sliding door from Living Area and - A backyard, ideal for relaxing or entertaining

Property Location: Situated in the heart of Eagleby, this property boasts easy access to various amenities:- Close to numerous schools, shops, and parks- Only a 5-6 minute drive to the Pacific Motorway, providing a quick 30-minute commute to Brisbane CBD- A short 7-10 minute drive to Beenleigh Train Station, with abundant bus transportation options nearby

Rental Information:- Unit 1 is currently tenanted until 20/01/2025, generating \$450 per week- Unit 2 is currently tenanted until 08/10/2024, generating \$370 per week- Property was built late 2020. - Rates approximately \$1460 per quarter, inclusive of water. Don't miss out on this incredible investment opportunity! Whether you're looking to expand your property portfolio or secure a home with rental income, 116 Eagleby Road offers the perfect solution.