

124/172-180 Fryar Road, Eagleby, Qld 4207



Sold Townhouse

Thursday, 17 August 2023

124/172-180 Fryar Road, Eagleby, Qld 4207

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 135 m2

Type: Townhouse



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\$405,000

Welcome to a townhouse that epitomises convenience and modern living at its finest! With three great-sized bedrooms featuring built-ins, fans, and air conditioning, comfort is seamlessly integrated into every corner of this home. The master bedroom boasts an ensuite and a private balcony, providing a serene escape to unwind and rejuvenate. The heart of the home lies in the large, centrally located kitchen, offering ample cupboard space and a breakfast bar, making meal preparation a breeze. A main modern bathroom with a separate shower and bath, accompanied by a separate toilet, ensures ultimate convenience for busy mornings or tranquil soaks. Versatility is key with a converted garage that opens up a world of possibilities. This space lends itself beautifully to a large or extended family or even a home business - the perfect combination of practicality and flexibility. A striking color scheme sets the tone throughout, complementing the high-quality fixtures and fittings, while five air conditioners guarantee comfort all year round. And that's not all - with a 10 kW, 29-panel solar power system, your eco-consciousness aligns with energy efficiency, saving you both the environment and money. Step into the private back courtyard, a tranquil haven perfect for relaxation or entertaining guests. An investment opportunity not to be missed, this townhouse has an existing lease of \$485 per week, making it an attractive prospect for investors seeking consistent returns. For added convenience, the body corporate fees are approximately \$850 per quarter, and the rates, including water, come to around \$750 per quarter. Property Features: -Three great-sized bedrooms with built-ins, fans, and air conditioning -Master bedroom with ensuite and balcony for a serene retreat -Large, centrally located kitchen with ample cupboard space and breakfast bar -Main modern bathroom with separate shower and bath, plus a separate toilet for convenience -Versatile converted garage ideal for a large or extended family or a home business -Additional third bathroom downstairs featuring a shower and toilet -Striking color scheme throughout with high-quality fixtures and fittings -Five air conditioners for year-round comfort -10 kW, 29-panel solar power system for eco-friendly energy efficiency -Private back courtyard for relaxation and entertaining Benefits: -Effortless living with built-ins, fans, and air conditioning in all bedrooms -Master bedroom's ensuite and balcony offer a private escape -Convenience of a spacious kitchen with ample storage and breakfast bar -Main bathroom's separate shower and bath, along with a separate toilet, add practicality -Versatile converted garage opens up possibilities for family living or a home business -Additional third bathroom provides added convenience for the household -Striking color scheme and high-quality fixtures create a modern and appealing ambiance -Stay comfortable year-round with the luxury of five air conditioners -Embrace eco-consciousness with a 10 kW, 29-panel solar power system -Enjoy tranquility in the private back courtyard -Attractive investment opportunity with a rental appraisal of \$485 per week -Affordable body corporate fees at approximately \$920 per quarter -Manageable rates, including water, at approximately \$890 per quarter -Conveniently located just 2.2 km from Eagleby's new service center and the M1 -Short distance of 3.3 km to Beenleigh's Train Station for easy commuting -Walking distance to the local shopping center for everyday needs -Family-friendly suburb with bike ways, parks, shops, and efficient transport options -Twin river city status with council boat ramps providing direct river access to Moreton Bay and Gold Coast waterways for water-based adventures Situated merely 2.2 km away from Eagleby's new service center and the M1, and just 3.3 km from Beenleigh's Train Station, commuting is a breeze. You'll also appreciate the convenience of walking distance to the local shopping center, making daily errands a quick and hassle-free affair. The family-friendly suburb of Eagleby sits along the Gold Coast corridor, offering easy access to both the City and Gold Coast - just a 30-minute drive on the M1 in either direction. With bike ways, parks, shops, and efficient transport options, this well-planned suburb caters to your every need. Additionally, Eagleby's twin river city status boasts numerous council boat ramps, providing direct river access to Moreton Bay and Gold Coast waterways for those seeking water-based adventures. Don't miss out on this exceptional opportunity to embrace a new chapter in this fantastic townhouse. Whether it's a dream home or a lucrative investment, LJ Hooker Beenleigh is here to guide you every step of the way. Secure your future in this captivating residence and start living the life you deserve!