

25 Cowper Avenue, Eagleby, Qld 4207



Sold House

Saturday, 25 November 2023

25 Cowper Avenue, Eagleby, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 623 m2

Type: House



Benjamin Waite

0431265700

\$560,000

Exclusive Pre-Market Opportunity in Eagleby! Welcome to 25 Cowper Avenue, an exceptional property available only to the LJ Hooker Database before it hits the market. This is your chance to secure a fantastic home in the rapidly growing suburb of Eagleby. Benjamin Waite, your dedicated selling agent, is thrilled to present this outstanding opportunity to you.

Why Invest in Eagleby? Eagleby is the hidden gem of Logan City, and here's why:

- **Proximity to Amenities:** 25 Cowper Avenue is strategically located close to essential amenities. You'll find shopping centers, medical facilities, parks, and public transport just moments away. Everything you need is within easy reach.
- **Education Hub:** Families will appreciate the access to quality education with local schools nearby. This is an ideal location for families looking to provide the best for their children.
- **Community Spirit:** Eagleby boasts a welcoming community atmosphere. It's a suburb where neighbors become friends, and there's a strong sense of belonging.

Property Features:

- **Long-Term Tenant:** A testament to its desirability, this property has had the same tenant for 10 years, highlighting its potential for stable rental income.
- **Generous 623sqm Block:** Enjoy space and privacy on this substantial block, perfect for families or investors.
- **Manicured Garden:** The front garden adds to the property's charm, providing a warm welcome to residents and guests.
- **Security Screens:** Peace of mind and safety are assured with security screens in place.
- **Spacious Kitchen:** The kitchen offers ample storage, making meal preparation a breeze.
- **Tiled Throughout:** Easy maintenance with tiled flooring throughout the living areas.
- **Bathroom with Shower and Bathtub:** Convenience and comfort combine in the well-appointed bathroom.
- **Separate Toilet:** Additional convenience with a separate toilet.
- **Large Bedrooms:** All three bedrooms are generously sized, carpeted, and equipped with ceiling fans.
- **Double Side-Access:** Versatile access on both sides of the property, perfect for boat or caravan storage.
- **Double Shed & Garden Shed:** Ample storage options with both a double shed and an additional garden shed.
- **Fully Fenced Backyard:** Ideal for pets and secure outdoor enjoyment.
- **Air Conditioning:** Stay comfortable year-round with air conditioning.

Your Investment Details:

- **Current Rent @ \$350 per week**
- **Tenanted until May 2024**
- **Rates & Water Combined approximately \$750 per qtr**

Don't miss out on this exclusive opportunity. Contact Benjamin Waite today to arrange a private viewing and secure your future in the thriving Eagleby community.

Disclaimer: All information provided is deemed reliable, but buyers are advised to conduct their own due diligence.