

37/147-153 Fryar Road, Eagleby, Qld 4207



Townhouse For Sale

Thursday, 11 April 2024

37/147-153 Fryar Road, Eagleby, Qld 4207

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 99 m2

Type: Townhouse



Benjamin Waite

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\$399,000 to \$439,000

This secure gated complex offers convenience at its doorstep, with local amenities just a stroll away. Situated within walking distance to buses, shopping centers, supermarkets, parks, and gardens, this 2-bedroom, 2-bathroom unit is ideal for both owner-occupiers and investors alike. Public transport, schools, local shops, taverns, and parklands are all within easy reach, while M1 access is under 5 minutes drive away, and Logan Hyperdome Shopping Centre is just a 13-minute drive. The layout optimizes space, with bedrooms and bathrooms upstairs and living and kitchen areas downstairs. Ample storage, including under stairs and in the single-car garage, caters to busy lifestyles, requiring minimal maintenance. Key features include a spacious master bedroom with ensuite and ceiling fans, a well-maintained second room with access to the main bathroom, and modern open-plan living, kitchen, and meals area. Additional comforts include near-new air conditioning, built-in robes, a dishwasher, electric cooktop, and a large water tank. Practical conveniences like a remote single-car garage with internal entry, direct laundry access to the clothesline, and a paved courtyard for alfresco dining enhance everyday living. Fully fenced for security and peace of mind, the complex also offers a swimming pool for residents' enjoyment. Your investment potential includes a rental appraisal of \$410 - 460 per week. Operating costs approximate at \$850 per quarter for rates (including water) and \$800 per quarter for body corporate fees. Currently vacant, this unit presents an excellent investment opportunity. While every effort has been made to ensure the accuracy of these details, interested parties should conduct their inspections or verifications. Features: - Large master bedroom with ensuite and ceiling fans - Good sized 2nd room with main bathroom - Fantastically neat and clean, well looked after - Modern, open plan living, kitchen and meals - Near new air conditioning to efficiently cool your living areas - Bedrooms with built in robes - Dishwasher - Electric cooktop - Large water tank - Remote single car garage for easy drive-in entry with internal entry for those Queensland tropical rainy days - Laundry direct access to clothesline so not trampling through house with clothes basket - Paved courtyard for alfresco dining with small, low maintenance garden bed - Fully fenced for those wanting to lock and leave - Swimming pool in the middle of the complex for entertaining visitors or a cooling change of scenery without leaving your complex

Your New Investment Numbers
Your Investment Numbers: Rental Appraisal - \$410 - 460 p/wk - Rates: \$850 per qtr (approx.) includes water - Body Corp: \$800 per qtr (approx.) - Currently vacant
Disclaimer: Every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfied themselves by inspection or otherwise.