

**39/154 River Hills Road, Eagleby, Qld 4207**



**Townhouse For Sale**

Thursday, 11 April 2024

39/154 River Hills Road, Eagleby, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 96 m2**

**Type: Townhouse**



Benjamin Waite

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**\$429,000 - \$469,000**

Discover the ideal investment opportunity that promises both comfort and convenience at 39/154 River Hills Road, Eagleby. This modern 3-bedroom, 2-bathroom home offers a lucrative option for investors seeking rental returns in a sought-after location. With tiled flooring throughout and a contemporary kitchen equipped with essential appliances, this property ensures minimal maintenance and maximum appeal to potential tenants. Additionally, the inclusion of built-in robes in the generously sized bedrooms and a private courtyard adds value to the rental proposition, attracting long-term tenants seeking a comfortable living environment. With its prime location, modern comforts, and investment potential, 39/154 River Hills Road, Eagleby, presents an opportunity that appeals to both investors and homeowners alike. Take advantage of the convenience of lock-up garage parking, ample storage options, and the allure of a fully fenced courtyard for added security and privacy. Whether you're looking to diversify your investment portfolio or secure your family's future in a tranquil setting, this property offers the perfect combination of practicality and comfort.

**Property Features:**

- 3 bedrooms, 2 bathrooms
- Lock-up garage
- Tiled flooring throughout
- Contemporary kitchen with ample storage, including pantry
- Stainless steel appliances (oven, stovetop, overhead rangehood, dishwasher)
- Double sink in kitchen
- Built-in robes in bedrooms
- Master bedroom with ensuite featuring shower and single vanity
- Bedrooms equipped with ceiling fans and ample natural light
- Main bathroom with shower over bath, single vanity, and toilet
- Outdoor private courtyard, fully fenced for privacy and security
- Access to complex amenities, including a pool
- Quiet complex with well-maintained grounds
- Convenient location close to parks, shopping centers, and nature reserves
- Easy access to major transport routes

**Investment Figures:**

- Rental Appraisal - \$500 - \$530 p/wk
- Rates: \$850 per qtr (approx.) includes water
- Body Corp: \$950 per qtr (approx.)
- Currently Rented. Lease end date: 05/12/2024. Open to vacating earlier.

Eagleby offers a vibrant community atmosphere with access to parks, shopping centers, and nature reserves. Nestled beside the Logan River, Eagleby provides a serene backdrop for outdoor activities and relaxation. With easy access to major transport routes, including motorways and rail links, commuting to Brisbane or the Gold Coast is a breeze. Don't miss out on the opportunity to invest in this thriving suburb-contact us today to arrange a viewing and discover the potential of 39/154 River Hills Road, Eagleby!