

8/6 Cowper Avenue, Eagleby, Qld 4207



Sold Unit

Tuesday, 17 October 2023

8/6 Cowper Avenue, Eagleby, Qld 4207

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$305,000

Looking for a crisp and clean, low maintenance, and secure unit that is ready to move in or rent out? I think you may have found it. Located in the heart of one of the hottest suburbs in South East Queensland and surrounded by strong blue chip areas, Eagleby has been recognized by new outlets, realestate.com.au, and other thought leaders within the property space as an up-and-coming suburb that still has years of growth ahead. This property is a walk from everything and seamlessly combines comfort, convenience, and investment potential, making it an ideal choice for both investors and owner-occupiers. The single lock-up garage, private balcony, and modern interior with newly installed blinds and floating timber-look floorboards offer a haven of comfort. Two generous bedrooms with built-in robes, a modern kitchen, and reverse cycle air-conditioning cater to practicality and style. Eagleby's family-friendly atmosphere and proximity to essential amenities make it an attractive place to call home. Property Features: • Single Lock Up Garage for secure parking and storage. • Enjoy your exclusive balcony, saying hi to your predominately owner-occupier neighbours • Stay cool and comfortable with fans throughout the property, as well as air conditioning in the living area • Newly installed blinds for added privacy and style. • Modern floating timber-Look floor boards create a sleek and contemporary atmosphere. • Freshly painted interiors give a fresh, welcoming feel. • Two generous bedrooms with built-in robes for ample storage. • A separate toilet adds convenience for residents and guests. • Generous bathroom includes shower over the bath, a single vanity • Laundry is shared within the bathroom offering its own purpose trough as well as ample space for a washing machine and dryer • Kitchen has been repainted boasting a cooktop, oven, and range hood. • U-shaped kitchen design offers ample bench space, a breakfast bar, and more storage space for culinary enthusiasts. • Double kitchen sink with modern black accented gooseneck tap • Enjoy year-round comfort with reverse cycle air-conditioning. • The property's proximity to amenities, shops, schools, and public transport ensures a convenient lifestyle. • This property is vacant and ready to move in, making it an attractive option for both investors and owner-occupiers. Your Investment Numbers: Rental Appraisal: \$330 - \$360 per week Body Corporate: \$1338.64 per Qtr Rates: Approx \$950 including water charges. Why Eagleby? Eagleby is a fantastic place to live, offering a delightful mix of suburban tranquility and urban amenities. Residents enjoy easy access to shops, schools, public transport, and various recreational options. The area is known for its family-friendly atmosphere, making it a sought-after location for those looking to settle down or invest in a thriving community. Don't miss out on this incredible investment opportunity in Eagleby. Whether you're an investor seeking high returns or an owner-occupier looking for a comfortable and convenient home, 8/6 Cowper Avenue offers the best of both worlds. Contact us today to arrange a viewing and secure your piece of Eagleby's real estate excellence!