

**38/140 Eagleby Rd, Eagleby, QLD, 4207**



**Townhouse For Sale**

Wednesday, 14 August 2024

38/140 Eagleby Rd, Eagleby, QLD, 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## Charming 3-Bedroom Townhouse in Prime Eagleby Location

Discover easy, low-maintenance living in this well-designed townhouse at 38/140-142 Eagleby Road, Eagleby. This modern 3-bedroom, 2-bathroom home offers a perfect combination of comfort and functionality, making it ideal for first-time buyers, small families, or investors. The property features an open-plan living area, private courtyard, and convenient location, providing everything you need for a relaxed lifestyle.

### Property Features:

- **3 Bedrooms:** All bedrooms feature built-in robes and ceiling fans, with the main bedroom offering an ensuite with shower, toilet, and single vanity.
- **Open-Plan Living:** The kitchen, living, and dining areas flow seamlessly, enhanced by air conditioning for year-round comfort.
- **U-Shaped Kitchen:** Equipped with an oven, gas stovetop, overhead rangehood, and ample storage, perfect for meal preparation.
- **Bathrooms:** Main bathroom includes a bathtub, shower, toilet, and single vanity. The property also has an additional toilet downstairs for convenience.
- **Private Courtyard:** The living area opens onto a fully fenced courtyard, providing a private outdoor space for relaxation or entertaining.
- **Additional Features:** Single lock-up garage, separate laundry room, ceiling fans throughout, and a water tank.

### Investment Figures:

- **Rental Appraisal:** \$500 - \$540 per Week
- **Body Corporate Fees:** \$998 per Qtr
- **Rates:** Approx \$1000 per Qtr including Water

Eagleby is a growing suburb known for its family-friendly atmosphere and proximity to essential amenities. With easy access to local schools, shops, and public transport, and just a short drive to the M1 for commuting to Brisbane or the Gold Coast, Eagleby offers a convenient lifestyle in a peaceful setting. This townhouse is an excellent opportunity for those looking to enter the property market or add to their investment portfolio.

Don't miss out on this fantastic property-contact us today to arrange a viewing!