

**12/26-38 Halliday Street, Eagleby, Qld 4207**



**Unit For Sale**

Monday, 8 July 2024

12/26-38 Halliday Street, Eagleby, Qld 4207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 244 m2**

**Type: Unit**



Benjamin Waite

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**\$419,000 - \$459,000**

Discover your perfect home in this charming 2-bedroom townhouse, ideally situated in a tranquil community. Whether you are a first-time buyer, a small family, or an investor, this property offers an unparalleled combination of comfort, convenience, and modern elegance.

**Key Features Inside:**

- **Single Lock-Up Garage:** Secure parking with additional storage space ensures peace of mind.
- **Tiled Throughout:** Stylish and low-maintenance flooring that complements the modern aesthetic.
- **Open Plan Living & Dining:** Seamlessly connects to a private backyard, ideal for entertaining or relaxing.
- **Natural Lighting:** Abundant sunlight enhances the living spaces, creating a warm and inviting atmosphere.
- **U-Shaped Kitchen:** Equipped with modern appliances, including an oven, stovetop, overhead rangehood, double sink, and ample storage-perfect for culinary enthusiasts.
- **Built-In Wardrobes:** Spacious storage in both bedrooms ensures a clutter-free living environment.
- **Large Main Bathroom:** Features a full bathtub, separate shower, and single vanity, providing a luxurious experience.

**Key Features Outside:**

- **Generous Backyard Space:** Fully fenced and secure, making it a safe haven for children and pets.
- **Side Access:** Offers convenience for additional vehicles, trailers, or gardening needs.
- **Private Backyard:** An excellent space for outdoor activities, barbecues, and relaxation.
- **Screen Door Access:** Enhances indoor-outdoor living, making it easy to enjoy the front yard.

**Your Investment Figures:**

- **Body Corporate - \$495 per quarter approx**
- **Rates & Water - \$950 per quarter approx**
- **Rental Appraisal - \$420 to \$460 per week.**

**Prime Location:**

- **Family-Friendly Neighborhood:** Nestled in a welcoming community with a serene ambiance.
- **Convenient Amenities:** Close to parks, reputable schools, shopping centers, and public transport, making everyday life a breeze.
- **Growing Area:** Eagleby is recognized for its real estate growth, offering a promising investment opportunity.

**Why This Home?** This delightful townhouse is more than just a residence; it's a lifestyle upgrade. Enjoy the benefits of a low-maintenance home with modern features and ample space for all your needs. The convenient location and family-friendly environment make it an ideal choice for anyone looking to invest in a thriving area.

**Act Now:** Opportunities like this are rare. Don't miss out on the chance to own a piece of Eagleby's sought-after real estate. Contact us today to arrange a private inspection and experience firsthand what makes 12/26-38 Halliday Street the perfect place to call home.