



7/140-142 Eagleby Road, EAGLEBY, QLD 4207

Modern Comfort and Easy Living in a Secure Complex!

Photos Indicative Only

This well presented townhouse delivers a smart blend of modern comfort and easy, low maintenance living, set within a neatly maintained complex in the heart of Eagleby. Whether you are stepping into the market, downsizing, or adding to your investment portfolio, this is a property that makes sense on every level.

Thoughtfully designed, the home features three spacious bedrooms, two bathrooms, and a practical layout that maximises both space and functionality, offering excellent value in a highly convenient location.

Property Highlights:

- Three generously sized bedrooms, all with built in robes and ceiling fans, ideal for family living, guests, or a home office
- Master bedroom complete with its own ensuite
- Two well appointed bathrooms with clean, functional finishes

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 37P6315

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Elders Real Estate Shailer Park

4/54 Bryants Road
Shailer Park, QLD
(07) 3440 8500

Ben Ive

0408 792 131

- Light filled open plan living and dining area, creating a comfortable space to relax or entertain (also features ceiling fan and air-conditioning)
- Practical kitchen with everything you need close at hand
- Internal laundry and additional downstairs toilet for everyday convenience
- Private, low maintenance courtyard, perfect for a morning coffee or casual weekend BBQ
- Single lock up garage with internal access, plus ample visitor parking throughout the complex
- Positioned in a quiet, well kept complex with maintained common areas and a welcoming community feel
- Total approximate lot size of 135sqm, and approximate 124.9m² under roof, offering a smart and efficient use of space

Lifestyle & Extras:

- Enjoy access to the complex swimming pool
- Secure entry via electronic gate for added peace of mind
- Plenty of visitor parking for friends and family

Investment Snapshot:

- Rental return: \$550 per week, tenanted until September
- Low-maintenance design with strong tenant appeal
- Body corporate: approx. \$1,120 per quarter
- Rates: approx. \$703 per quarter
- Water: approx. \$285 per quarter

Eagleby is fast becoming one of South-East Queensland's most in-demand suburbs thanks to its unbeatable mix of affordability, location, and infrastructure growth. Perfectly situated between Brisbane and the Gold Coast, it offers a relaxed lifestyle with easy access to major motorways, schools, shops, public transport, and leafy parks.

Location features include:

- Eagleby State School - approx. 900m
- Beenleigh State High School - approx. 4.1km
- Eagleby Shopping Centre - approx. 1.8km
- Beenleigh Marketplace - approx. 3.8km
- Beenleigh Train Station - approx. 4.1km
- Halliday Street Bus Stop - approx. 500m

Contact Agent

This Property is being sold without a price and therefore a guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Building Area: 124.90 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite







Approx Sqm
 Inside Areas - 118.8 Sqm
 Outside Areas - 6.1 Sqm
 The Total Areas - 124.9 Sqm



7/140 Eagleby Road, Eagleby

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.