

**SOLD**

## 2-BEDROOM INVESTMENT GEM WITH SWIMMING POOL & BBQ AREA IN EAGLEBY!

Price Range: \$405,000 - \$425,000

This spacious 2-bedroom, 1-bathroom unit offers not only a comfortable living space but also access to swimming pool & BBQ area. Located in a well-maintained complex, this property is perfect for investors, with a secure lease until 27/11/2025 at \$420 per week.

### Key Features:

Bedrooms: 2 generously sized bedrooms with built-in wardrobes

Bathrooms: 1 well-appointed bathroom

Parking: 1 dedicated secure car space

Current Rent: \$420 per week

Body Corporate: Approx. \$50 per week

Water & Rates: Approx. \$4,412 per annum

### Complex Amenities:

Swimming Pool – Cool off and unwind in the complex's sparkling pool

BBQ Area – Perfect for entertaining friends and family

Situated close to local shopping centres, schools, and public transport, this property combines affordability with a desirable lifestyle.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



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96 / 155 - 163 Fryar Road  
EAGLEBY

2 Bed

1 Bath

1 Car

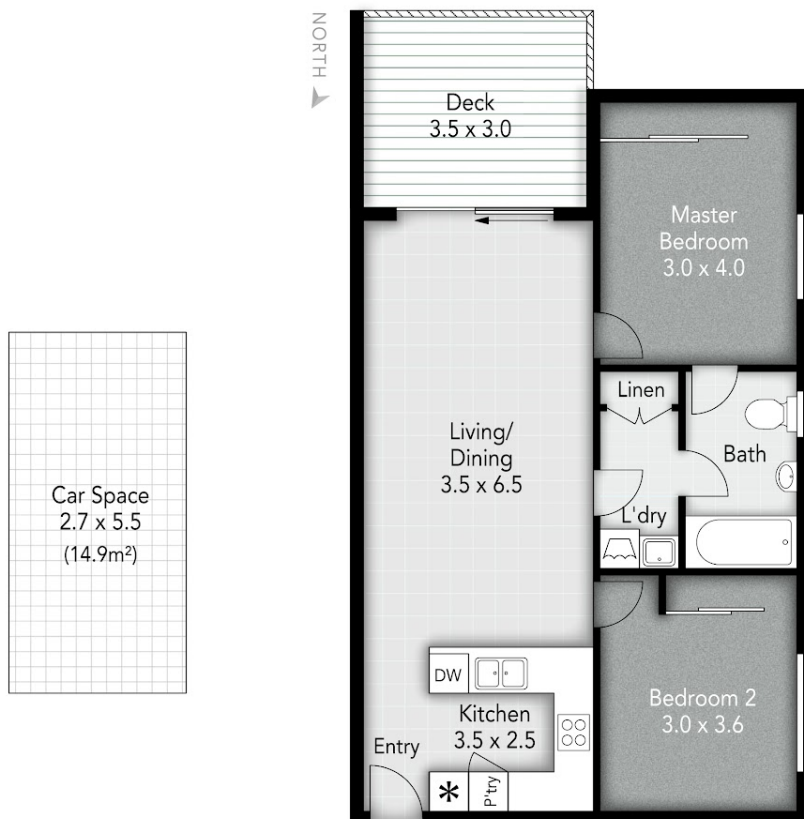
Internal: 69 m<sup>2</sup>

External: 11 m<sup>2</sup>

**Total: 80 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.