

9 Minimbah Street, Eagleby, QLD, 4207



House For Sale

Tuesday, 19 November 2024

9 Minimbah Street, Eagleby, QLD, 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Benjamin Waite
0738077900

Renovator's Dream with Huge Potential in the Heart of Eagleby

Discover the charm and possibilities of this inviting three-bedroom home on Minimbah Street, perfectly positioned in the sought-after suburb of Eagleby. Sitting on a generous 807m² block, this property is ideal for those seeking a blank canvas to add their personal touch. With a functional layout, expansive outdoor space, and plenty of potential, it's the perfect opportunity for families, first-home buyers, or savvy renovators looking to make their mark.

The location is hard to beat - Eagleby offers the best of suburban tranquility combined with urban convenience. Just minutes from the M1 and Logan Motorway, it provides easy access to Brisbane, the Gold Coast, and beyond. Nearby local shops, schools, and parks cater to everyday needs, while the Logan River and surrounding green spaces invite outdoor adventures. Eagleby's growth potential adds an extra layer of appeal for investors.

Key Features

Room to Make it Your Own: The home features three well-sized bedrooms and a cosy living room (4.8m x 4.0m), offering the perfect foundation for a modern refresh. The adjoining kitchen and dining area form the heart of the home, ready to be transformed into your dream space.

Double Car-Sized Shed with Power: A standout feature of the property is the spacious shed, complete with front and rear roller doors for drive-through access. Perfect for storage, a workshop, or hobby space, this shed adds significant functionality and value.

Outdoor Living Ready for a Revival: The large covered patio (9.1m x 3.5m) overlooks the spacious backyard, brimming with possibilities. Whether you're envisioning a lush garden, a play area, or even a future pool, this space is ready for your ideas.

Practical Features with Potential: A single carport (4.9m x 6.9m) and a separate laundry add convenience, while the functional kitchen layout offers a solid starting point for updates.

Endless Opportunity: While move-in ready, this home presents an exciting opportunity to renovate, personalise, and add long-term value.

The Numbers That Matter

Rental Appraisal: Estimated rental return of \$540-\$570 per week makes this a sound investment for the Eagleby market.

Growth Potential: With its central location and Eagleby's ongoing development, this property offers excellent prospects for future capital growth.

This is more than just a home - it's an opportunity to create something truly special. Whether you're a renovator ready to bring a vision to life or a family seeking a place to grow, this property is a must-see.

Contact us today to arrange a viewing or learn more about this renovator's dream in the heart of Eagleby!