

# 14 Cooranga Street, Glenvale, Qld 4350



## House For Sale

Friday, 9 February 2024

14 Cooranga Street, Glenvale, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 566 m2

Type: House



Ian O'Donnell

## 'Offers OVER \$568,000'

Well-maintained family home in a highly sought-after area. Four (4) bedrooms - a large main with generous ensuite & a roomy walk-in robe. All other bedrooms have built-ins with shelves & hanging plus each has a ceiling fan. There are TWO (2) separate living areas ... one is a LARGE north-facing Lounge room PLUS the spacious Family Room has reverse cycle air-conditioning & loads of natural light and that overlooks a covered outdoor patio that runs the length of the back of the home. Modern 'Master Chef' style, galley kitchen with loads of bench space and hardware recently upgraded. Good size main bathroom with long, deep bath and separate shower. Separate-room laundry (not in garage) with extra storage - overhead cupboards plus a full-height built-in cupboard. Security screen doors. Remote control DOUBLE lock-up garage with internal access. Built around 10 years ago - this home is beautifully maintained and in exceptionally good order. Recently painted internally PLUS a kitchen hardware upgrade. Fully fenced, bigger 566m<sup>2</sup> allotment, with full-grown shade tree, established shrubs & plantings for low maintenance gardens PLUS rainwater tank. But wait ... there's more! \*Nine (9) x solar panels feeding excess into the grid. \*Two (2) sheds - One @ 3m x 3m with built-in shelves plus one @ 3m x 1.5 with shelves. \*Side access through double gates for camper, boat or trailer. \*External painting and updating. \*Garden beds with reticulated irrigation system off the rainwater tank. Owners committed to a move interstate. Close to new Coles Express S/C, 4 x Schools, several Council maintained Parks and the bus stop is close by. R-A-R-E opportunity ... in the BEST Street, in the Best sub-division, in Glenvale! All in all, a great home that you would be proud to call your own. \*\*\*NOTE: This home is being SOLD on a 'Set Date' marketing plan ... we are open Friday 9th, Saturday 10th & Sunday 11th February - and any prospective buyer can make an offer in that time up to 1.00pm on Monday, 12th February 2024. Sellers will then make a final decision on their preferred Offeree, unless they receive an 'exceptional' offer during the marketing campaign. Offer to Purchase Forms available upon request. \*\*\*RATES: General Rates: \$1,351.34 nett half year Water Access: \$315.29 nett half year \*\*\*RENTAL INFORMATION: Great investment in a growing region with long-term growth and very low unemployment. This home is rent appraised at \$540 - \$560/week. Written independent Appraisal available.