

**16 Liquidambar Street, Glenvale, Qld 4350**



**Sold House**

Wednesday, 11 October 2023

16 Liquidambar Street, Glenvale, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

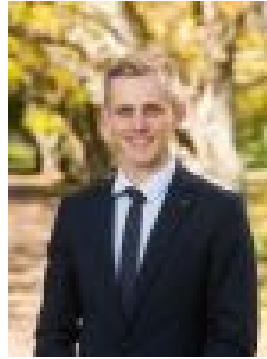
**Parkings: 1**

**Area: 601 m2**

**Type: House**



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**\$460,880**

- 3 good sized carpeted bedrooms, each fitted with built-in robes and ceiling fans - Main bedroom fitted with reverse cycle air-conditioning - Spacious carpeted lounge room with ceiling fan and gas point - Centrally located kitchen equipped with electric cooktop, electric oven and rangehood, also featuring single bowl sink, good sized pantry and plenty of bench space and cupboards- Dining area adjacent to the kitchen featuring reverse cycle air-conditioning - Two way family bathroom hosting both a large shower and separate bath - Separate toilet for added convenience - Plenty of storage throughout- Gas hot water system - Expansive covered outdoor entertainment area overlooking the fenced backyard - Garden shed- Single garage with storage space- Fully fenced 601m2 allotment with rear yard access- Rent appraised at \$400 - \$425 per week

Nestled in the heart of Glenvale, a welcoming and family-oriented suburb, 16 Liquidambar Street offers a warm and inviting home perfectly suited for first-time buyers, families, and astute investors. With its convenient proximity to schools, parks, and shops, this residence promises a comfortable and connected lifestyle. Inside this charming home, you'll find a spacious lounge room adorned with plush carpeting, a ceiling fan, and a gas point, creating a cozy atmosphere for relaxation. The central kitchen is thoughtfully designed with an electric cooktop, electric oven, rangehood, single bowl sink, ample pantry space, and an abundance of cabinets and counter space. Adjacent to the kitchen is a welcoming dining area, complete with reverse cycle air-conditioning, providing a comfortable setting for family meals. Rest easy in three generously sized bedrooms, each featuring soft carpeting, built-in robes, and ceiling fans. The main bedroom is further enhanced with reverse cycle air-conditioning for personalized comfort. The two-way family bathroom offers both a spacious shower and a separate bath, catering to all your bathing preferences. Additional highlights of this residence include a separate toilet, ample storage options throughout, and an energy-efficient gas hot water system. Step outside to an expansive covered outdoor entertainment area, the perfect space for hosting gatherings, all while overlooking the fully fenced backyard. Storage needs are met with a convenient garden shed, and a single garage with added storage space. Enjoy the convenience of rear yard access on this generously sized, fully fenced 601m2 allotment. Warm and inviting, 16 Liquidambar Street in Glenvale presents a fantastic opportunity for those in search of a family-oriented and comfortable lifestyle. With its prime location and an array of desirable features, this property is certain to capture your heart. Don't miss this chance - schedule your viewing today.

General rates: currently \$1,230.90 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Glenvale State School  
High school state catchment: Harristown State High School