

**22/42 Glen Eden Drive, Glen Eden, Qld 4680**

**Townhouse For Sale**

Tuesday, 17 October 2023



22/42 Glen Eden Drive, Glen Eden, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 159 m2**

**Type: Townhouse**



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**\$289,000**

Tucked away on the side of a quiet hill in leafy Glen Eden, only a short 10 minutes' drive to the Gladstone CBD/Harbour, sits one of Gladstone's Hidden Gems. The Alto Townhouse Complex features unique townhouses built circa 2012 offer an elevated, private, and leafy outlook. Surrounded by vacant bushland on 3 sides this property offers a rare sense of seclusion and privacy that is so rarely experienced in a modern unit complex. but this is just the beginning...• Air-conditioned with light and bright colour scheme throughout & in a near flawless state of cosmetic presentation.• Ground floor offers truly exceptional storage/vehicle space with a double lock up garage, a VERY rare feature for a modern townhouse.• The front door leads you in to the tiled & open plan living & dining room, this space features 2 ceiling fans, split system air-conditioning & sliding glass doors leading directly out the undercover patio. • The kitchen is spacious & modern with all the features you've been chasing, including large pantry, fridge housing, ample cupboard & bench space, electric oven & cooktop, rangehood, dishwasher, double stainless-steel sink, • The laundry is also located on the lower level and is located adjacent to the kitchen & has a toilet in the same room which is incredibly handy.• Large primary bedroom with double mirrored sliding robes, split system air-conditioning & ensuite. The ensuite is sleek with shower, toilet & good-sized vanity with large mirror.• The remaining 2 bedrooms are both a good size & have carpeted flooring, mirrored sliding robes, ceiling fans & 1 of the rooms has a split system air-conditioner.• Main bathroom is located upstairs and is complete with a shower over bath, large vanity with ample storage & toilet.• The outdoor patio is lovely with tiled flooring & a gorgeous outlook over the surrounding bushlands. Outside has low maintenance gardens, a neat amount of lawn & collapsible clothesline.This genuinely impressive townhouse is one of a kind, vacant and ready for new owners immediately! Whether you're looking for a low maintenance, quiet place to call home, or a positive investment opportunity in our exceptionally tight rental market with sub 1% vacancy rate, 22/42 Glen Eden is an opportunity you do not want to miss!Council Rates - \$3,400 approx per annum Body Corporate Levies - \$5,621 approx per annum Rental Appraisal Range - \$410 to \$430 per week\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*