

# 3 Parkview Drive, Glenvale, Qld 4350



## Block Of Units For Sale

Thursday, 13 June 2024

3 Parkview Drive, Glenvale, Qld 4350

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 615 m2**

**Type: Block Of Units**



Ian O'Donnell



Sales Support  
0413400567

**'Price Range \$850,000 - \$895,000'**

Rare DUPLEX – two large, lowset Home Units on one title. Cleverly designed to create a 'no neighbour' feel on a corner allotment – Unit one faces Preston Court & Unit 2 faces Parkview Drive. Each home consists of ... (floorplan attached) Large galley style 'SuperChef' kitchen – sleek ceramic cooktop, fan-forced oven, dishwasher, large corner pantry, loads of cupboards & benchspace. Large separate dining/meals area. Expansive open plan meals/family room PLUS separate study/charging station - check floorplan attached. Three (3) good size bedrooms – master with a generous size ensuite. Stunning main bathroom with full wall-height luxury tiling, separate shower and bath. North facing under-roof patio & low maintenance courtyard with good privacy fencing. Loads of natural light throughout. Single remote, lock up garage with direct internal access. Reverse cycle air-conditioning. Fully insulated and reverse cycle air-conditioning. Low maintenance landscaping, maintained by regular gardening contractor. Beautifully appointed and quality built by local legends & master craftsmen - 'Gordon Bourke Constructions'. Rarely do DUPLEX's of this calibre become available in this highly sought after location. Oh, so convenient – just 60 metres to the well-appointed, Council maintained 'Cinnamon Drive Parklands'. A short 300-metre walk to New Coles & Convenience Shopping centre. Several Schools also within walking distance. Short drive to major shopping - Clifford Garden S/C, Bunnings Westside, etc. And a short drive to The University of Southern Queensland, The City Golf Club, The Toowoomba Base Hospital and just a quick 6-minute drive to the City Centre. PLUS, very close to the massive, burgeoning 'Toowoomba Enterprise Hub' – an area encompassing an International capable Airport, Aviation Services (Qantas Pilot Training facility & Boeing Factory), AeroSpace Industry (Virgin Orbit - Satellite launch site) Hydroponics for Export, InterLinkSQ (site for largest Inland Port in Australia) etc, etc ... If you are looking for an investment that is located & designed to attract the highest quality tenants and provides space, privacy & style, in a quiet location, then this is the complex for you! "An investment address you'd be proud to OWN & your ongoing income is assured ..." CURRENT RENT: \$940/week = \$48,880 gross PANO Body Corporate – two homes on ONE title = lower Rates & holding costs. PLUS, this property is water compliant, therefore tenant pays for all water consumption. LAND SIZE: Generous 615m2\*\*\* GENERAL RATES: \$2135.43 nett 1/2 year \*\*\*WATER ACCESS: \$314.59 nett per half year\*\*\* Please NOTE Re: Inspections ... There will be NO advertised 'Open-for-Inspection'. By appointment ONLY - with tenanted homes, I have to give advance, written notice for access and inspections. Allow at least 48 hours for any inspection requests – and respect that this is the tenant's home. Please call me to arrange. Also NOTE: With long term tenants in place, I respect the tenant's home and do not take internal photos with their belongings and personal affects. The photos showing online are 'actual' photos taken when the Unit was vacant. External & aerial photos, taken recently.