

32/42 Glen Eden Drive, Glen Eden, Qld 4680



Townhouse For Sale

Wednesday, 13 December 2023

32/42 Glen Eden Drive, Glen Eden, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



Reanna Graham

0474272219

\$285,000

Seize the opportunity to secure your very own contemporary, two level townhouse, offering an ideal blend of style and functionality. Built circa 2012, this townhouse is part of the well-maintained Alto Townhouse Complex in the Glen Eden suburb. As an added perk, there is on-site management with the availability to provide exceptional property management services, providing peace of mind for residents or out of town investors. The entry level floor hosts, three bedrooms and two bathrooms, adorned with exquisite Hybrid Floorboards, adding a touch of sophistication. This two-storey unit is offering excellent value as an ideal investment opportunity or an affordable living decision for an owner occupier. Let's take a look at what's on offer: - The spacious primary bedroom includes a double mirrored sliding robe, ceiling fan, split system air conditioning and ensuite. The ensuite is neatly designed with a wall to wall, floating vanity, large shower and toilet. - The additional two other bedrooms are well-sized and include mirrored sliding robes and ceiling fans. - The main bathroom is well-finished and includes a shower over bath, toilet, floating vanity and additional storage space. - Descend down the stairs to be greeted by an inviting open kitchen, living and dining space. Tiled throughout and fitted with ceiling fan and split air conditioning, creating a seamless flow for comfort and functionality. - The expansive and modern kitchen has been thoughtfully fitted with ample amounts of storage space, including a very large pantry, drawer cabinetry, electrical appliances, cooktop, oven, dishwasher, slide-out rangehood and a double sink. - The laundry is also located on this level, adjacent to the kitchen and creating a convenient link to the outdoor, collapsible clothesline. This space also includes a storage cupboard, wash sink and a separate third toilet and handwash sink. - Outside offers a tiled and covered patio area, looking out to the neighbouring bushlands, creating a serene atmosphere that cannot be captured in the hustle and bustle of the city. - This property has a manageable and low maintenance outdoor space, including a petite garden and grassed area. - Your vehicles will find their place in the spacious two-car carport, directly located at the front of the townhouse. Located within a 10 minutes' drive to the Gladstone CBD or to the Kirkwood shopping complex, offering an number of amenities right at your fingertips. Vacant and ready to go, don't miss this opportunity to make this exceptionally well valued townhouse your new home. Contact Reanna Graham today to arrange a viewing and experience the epitome of comfortable, modern living in the heart of Glen Eden. Year Built - 2012 Council Rates - \$3,700 approx per annum Body Corporate Levies - \$6,500 approx per annum Rental Appraisal Range - \$390 to \$420 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**