

# 38 Stoneybrook Drive, Glen Eden, Qld 4680



## House For Sale

Thursday, 9 May 2024

38 Stoneybrook Drive, Glen Eden, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 658 m2**

**Type: House**



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## Offers From \$399,000

Step into the comfort of a charming home that is calling first-time buyers, savvy investors, and those with a keen eye for utility and space. This delightful residence, nestled in the serene locale of Glen Eden, QLD, is a rare find offering an enticing blend of convenience, style, and functionality. Boasting three generously proportioned bedrooms, each featuring built-in robes and ceiling fans, this home ensures personal space and comfort for all. The master suite elevates the experience with its own private ensuite and the luxury of air-conditioning, creating a tranquil retreat for the heads of the household. The heart of this home is the air-conditioned, open plan living area, where natural light spills across the versatile space, comprising the dining and kitchen. The galley style kitchen, complete with modern appliances including a dishwasher and an electric cooktop, caters to culinary adventures and casual dining alike. Step outside to find an undercover patio, perfect for alfresco entertainment or quiet moments soaking in the peaceful ambience of your surroundings. The practicalities have not been overlooked, with a double lock-up garage housing the laundry and offering remote control access for added convenience. But what sets this property apart is the newly installed two-bay shed, an absolute treasure for those requiring extra storage or workspace. Additionally, side access opens up options for further off-street parking within the 658 square metre block. A split-level backyard ensures privacy, setting the scene for a serene lifestyle. At a glance: -? Low set rendered home built in 2010 set on 658m<sup>2</sup> block with side access and fully fenced back yard. -? Newly installed two bay shed with power and water connected. -? Home offers three good sized bedrooms, the main with private ensuite and air-conditioning. -? Tiled, air-conditioned open plan living, dining and kitchen. -? Galley style kitchen with dishwasher, microwave nook, pantry and electric cooktop and oven. -? Outdoor undercover patio, overlooking the private split level back yard. -? Laundry located in the double lock up garage. -? Fenced yard with side access behind shed. -? Council rates are \$3500 approximately per annum. -? Rental appraisal is \$520 to \$540 per week approximately. This is more than a house; it's a home ready to create new stories, all within reach for those taking their first step onto the property ladder or adding to their investment portfolio. With ample parking and thoughtful touches throughout, this property is poised to meet the needs of discerning buyers. Don't delay contact Donnella today for more information or to book your private inspection. \*\*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\*\*