

40/42 Glen Eden Drive, Glen Eden, Qld 4680

Townhouse For Sale

Wednesday, 17 January 2024



40/42 Glen Eden Drive, Glen Eden, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Townhouse



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Offers Over \$279,000

PRICED FOR IMMEDIATE SALE! Tucked away on the side of a quiet hill in leafy Glen Eden (Just a short 10 minutes drive to the Gladstone CBD/Harbour), sits one of Gladstone's Hidden Gems – The Alto Townhouse Complex. These unique townhouses built circa 2014 offer an elevated hillside outlook and stylish floor plans. These properties are so popular that the last 3 available townhouses in the complex sold within days of hitting the market! 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 that's just the beginning...• Unit 40 is currently tenanted with TRULY exceptional tenants who have just renewed the lease until March 2025 for \$390 p/w. The marketing photos represent a true depiction of how well the property is kept and presented – investors can often only dream of having such quality tenants.• Air-conditioned with light and bright colour scheme throughout and in a near flawless state of cosmetic presentation.• Full complex external painting completed only recently, and the complex is looking incredibly fresh and well kept by quality on-site management!• The townhouse offers a double carport at the entrance to the unit providing quick and easy access to the front door.• On the upper level you will find 3 spacious bedrooms all with sliding mirrored robes and the main is air-conditioned with it's own dedicated ensuite.• Ideally located among the remaining 2 bedrooms you will find the main bathroom with is also a great size and offers a shower over bath and spacious vanity.• Handy storage options on the upper level with a linen cupboard at the end of the hall!• Internal carpeted stairs take you to the lower level which offers a fantastic element of privacy overlooking the elevated patio and courtyard which is exceptionally well kept by the existing tenants.• The kitchen is flawless, boasting extra wide & deep island bench with stone benchtops and breakfast bar, double door fridge housing, beautiful gloss subway tiling, glass cooktop with range hood, double sink and ample storage space!• Open-plan dining and spacious living area which is all fully tiled and air-conditioned.• With it's clever design, this level also accommodates a spacious laundry which is ideally located adjacent the kitchen for easy multi-tasking and there is a 3rd toilet on the lower level also! Unit 40/42 Glen Eden Drive has been priced to sell in our bustling market with vacancy rates sitting firm under 1%. The property is currently tenanted with, indisputably, the BEST tenants I have had the pleasure of working with in many years – Any owner would be lucky to have such great quality tenants looking after their investment or until a new owner can take possession. The property is currently managed with exceptional on-site management who currently facilitate approx. 90% of the existing managements within the complex and have done so since the property was built. This provides quality peace of mind for any out of town/state investment owner. Inspections are strictly via private appointment only with 48 hours notice Monday to Friday. Contact Luke from The Watts Team at LOCATIONS estate agents today to arrange a private inspection or for further information.**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**Council Rates - \$3,600 approx per annum Body Corporate Levies - \$5,622 approx per annum Estimate Rental Appraisal - \$400 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**