

**44 Balaroo Drive, Glenvale, Qld 4350**



**Sold House**

Friday, 26 April 2024

44 Balaroo Drive, Glenvale, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



James ODonohue  
0488144347



Shaun Blackburn  
0490499194

**\$592,500**

- 4 generous carpeted bedrooms, each with built-in robes and ceiling fans- Main bedroom complete with walk in robe and ensuite- Front separate lounge room, light filled and fitted with ceiling fan- Spacious open plan living area featuring reverse cycle air-conditioning- Stylish kitchen equipped with quality appliances including electric cooktop, electric oven, rangehood and dishwasher, also featuring 2 bowl sink, plenty of bench space and cupboards and a popular breakfast bar- Modern family bathroom home to both a separate bath and shower plus good sized vanity- Separate toilet for added convenience- Good sized separate laundry- Security screens to doors- Covered outdoor entertainment area- Lovely rural outlook with stunning mountain views- Fully fenced backyard with low maintenance gardens- Good sized 540m2 allotment- Double lock-up garage- Rent appraised at \$550 - \$575 per week

Welcome to 44 Balaroo Drive, a modern family home nestled in the sought-after locale of Glenvale, where every detail harmonizes to create an oasis of comfort and style. This property not only boasts generous living spaces and contemporary finishes but also offers a serene rural outlook with stunning mountain views, making it a perfect sanctuary for families seeking both convenience and tranquility. Upon entering, you're greeted by a separate, light-filled front lounge room, complete with a ceiling fan, offering a peaceful retreat away from the home's main living areas. The heart of the home unfolds as a spacious open-plan living area, featuring reverse cycle air-conditioning for year-round comfort. This inviting space flows seamlessly to the covered outdoor entertainment area, providing an ideal backdrop for gatherings with friends and family. At the center of it all, the stylish kitchen serves as the home's focal point, equipped with quality appliances, a 2 bowl sink, ample bench space, cupboards, and a popular breakfast bar, catering to both the avid cook and the entertainer. Accommodation comprises four generously sized, carpeted bedrooms, each outfitted with built-in robes and ceiling fans for personal comfort. The main bedroom stands as a private retreat, complete with a walk-in robe and an ensuite, ensuring a secluded space for relaxation. The modern family bathroom, featuring both a separate bath and shower plus a sizable vanity, caters to the needs of a busy household, alongside a separate toilet and a well-proportioned laundry for added convenience. Security screens on doors enhance the home's safety, while the fully fenced backyard with low-maintenance gardens invites outdoor activities and leisure. Positioned on a substantial 697m2 allotment, this home offers ample space for family life to flourish. Situated in a family-friendly pocket of Glenvale, the location couldn't be more convenient, with Glenvale Coles Express, schools, parklands, and a nearby bus stop all within easy reach, and just a short drive to the city centre. The double lock-up garage provides secure parking and additional storage solutions. Investors - the home has been recently appraised by our property management team at \$550 - \$575 per week, subject to market conditions. 44 Balaroo Drive represents an ideal blend of modern living and scenic beauty, offering a ready-to-enjoy home with all the benefits of a vibrant community and the tranquility of its rural vistas. Don't miss the chance to make this exceptional property your family's new home. General rates: currently \$1,291.53 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Glenvale State School High school state catchment: Harristown State High School Home Built: 2013