

45/2 Ringuet Close, Glen Eden, Qld 4680



Sold Townhouse

Thursday, 4 April 2024

45/2 Ringuet Close, Glen Eden, Qld 4680

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 146 m2

Type: Townhouse



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\$295,000

Nestled in the quiet suburb of Glen Eden, this impeccable three-bedroom apartment offers investors a sterling opportunity to acquire a property with a blend of comfort, convenience, and affordability. Spanning a generous 146 square metres, this modern two-story abode is a testament to low-maintenance living without compromising on space or style. The complex itself is a gem, presenting a tidy environment with the added luxury of a communal pool, perfect for those warm Queensland summers. Residents can enjoy a refreshing dip or simply relax poolside within this charming community. At a glance;- Three spacious bedrooms featuring built in robes, vertical blinds and carpet with two of the bedrooms offering their very own balcony. - Three bathrooms offering shower, vanity and toilets with one of the bathrooms featuring a bath for added convenience. - Stylish kitchen equipped with stone benchtops, dishwasher, electric oven/cooktop and plenty of storage throughout. - Open plan living with split system air conditioning, vertical blinds and direct access to the outdoor patio area. - Tiled laundry joining to the fourth toilet with basin which is perfect for guests when entertaining. - Small undercover patio area overlooking the private and low maintenance backyard. - Single lock up garage with internal access and additional parking spaces in front of the property. - Council Rates: \$3,600 per annum approx. - Rental Appraisal: \$420 - \$440/week - Body Corporate Rates: \$4,200 per annum approx. Currently rented for \$390 per week until 22/05/24 this opportunity represents an astute investment for the savvy buyer keen on capitalizing on the region's growth while offering potential tenants a delightful place to call home. Contact Michael Byrnes on 0405 954 034 or email michael@locationsestateagents.com.au for further details. **Please note that 24 hours notice is required prior to arranging a 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**