

# 2/4 Ivy Court, Glenvale, Qld 4350



## Unit For Sale

Sunday, 23 June 2024

2/4 Ivy Court, Glenvale, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Michael Brown  
0746352135

## Offers from \$459,000

Positioned on the western side of town in a modern Glenvale Estate hidden away in a quiet Court, this modern half duplex unit is not to be missed whether you are looking to purchase your first home, downsize, or a set and forget investment property with a tenant in place on a periodical lease and rent appraised at \$450per/week. With an underroof North facing entrance porch and patio, inside the unit boasts a light and bright open plan living and dining room with air-conditioning, modern kitchen with stone benchtops, island bench with breakfast bar and electric appliances including dishwasher, three built-in bedrooms with ceiling fans (main with walk-through wardrobe and air-conditioning), two bathrooms including ensuite to main, and a single lockup garage with internal access and laundry at rear. Within walking distance to Glenvale State School and Darling Downs Adventist College and minutes to Glenvale Coles Shopping Centre, 2/4 Ivy Court is not to be missed!!- North facing underroof entrance porch and outdoor sitting area - Air-conditioned and open plan living and dining area upon entering - Kitchen with stone benchtops, breakfast bar and electric appliances- Three built-in bedrooms with ceiling fans, main with air-con and WIR- Two bathrooms inc. ensuite to main bedroom, separate main toilet - Single remote garage with incorporated laundry at rear of the garage - Private and fully fenced rear yard, no quarterly body corporate fees- Walking distance to Glenvale State School, minutes to Glenvale Coles- Equally suited to owner occupiers and investors, rent appraised \$450p/wk- No quarterly body corporate fees, just shared building insurance premium