



## 2/3 Carlin Street, GLENVALE, QLD 4350

### Well Positioned - Great Investment

This charming unit presents the perfect opportunity for the first home buyer, investor, couple downsizing or anyone seeking the easy-living convenience.

Being low-maintenance and only minutes from the CBD and within walking distance to the Glenvale grocer, this is a brilliant investment.

Offering the perfect balance of comfort and style, it's ready for you to call home. Featuring generously sized bedroom's with the main bedroom accommodating a walk in robe and an ensuite. The main bathroom has a separate toilet, single vanity, shower and a bathtub.

The open plan kitchen has an electric oven, plenty of bench & cupboard space, cooktop with rangehood and a dishwasher for your convenience. The living area is equipped with reverse cycle AC, down-lights and opens to a very private outdoor area. Other features of the unit include a single lock up garage, security screens, a large laundry and a fully fenced backyard.

Take advantage of this perfect opportunity to either live in or secure a great little investment. Rental appraisal from \$300 - \$330.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P108029

### SALE DETAILS

Interest above  
**\$339,000**

### CONTACT DETAILS

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Ben Hopper**  
0448 877 423

Only upon private inspection will you fully appreciate this property. Call Ben or Kelly Today!

- Land Area 119.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1





