



## 22 Stoneybrook Drive, GLEN EDEN, QLD 4680

### Comfort, Space & Easy Living in a Family-Friendly Setting

Positioned in a quiet and well-established pocket, 22 Stoneybrook Drive presents an excellent opportunity for families, first-home buyers or savvy investors seeking a low-maintenance home with modern comforts.

This well-designed residence offers three well-proportioned bedrooms, two bathrooms, and a double-car garage, delivering practical living with space to grow. The master bedroom is thoughtfully positioned with its own private ensuite, while the remaining bedrooms are serviced by a central family bathroom.

At the heart of the home, the open-plan living and dining area provides a welcoming space for everyday life, flowing seamlessly to the outdoors and making entertaining effortless. Natural light, neutral tones and a functional layout create a home that feels comfortable, airy and easy to personalise.

Outside, the fully fenced yard offers a secure space for kids and pets, while still remaining easy to maintain - ideal for busy lifestyles.

Whether you're looking to move straight in or add a quality asset to your portfolio, 22

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:** For Sale

**INTERNET ID:** 300P187635

#### SALE DETAILS

**Offers Over \$549,000  
Considered**

#### CONTACT DETAILS

**Bevan Rose**  
0417 602 150

Stoneybrook Drive delivers a well-rounded package in a location that continues to appeal.

\* Vacant

\* Rental Appraisal Guide \$480 to \$500 per week

\* Last known Rental Increase 04.11.2024

\* Council Rates Approx \$4,070 (excluding water)

\* Red Border an Indication only

\* For video walk through, please request directly to WhatsApp 0417 602 150

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 649.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite





