



## 6 Melaleuca Place, GLEN EDEN, QLD 4680

### Modern Family Living in a Quiet Cul-de-Sac – Ideal Investment Opportunity

Situated in a peaceful cul-de-sac in Glen Eden, 6 Melaleuca Place presents an outstanding opportunity for investors or families seeking modern, low-maintenance living. This well-designed home offers four bedrooms, two bathrooms, and a spacious open-plan layout, perfectly suited to comfortable family life.

Built in 2010, the home features a contemporary kitchen at its heart, complete with an island bench breakfast bar, electric appliances, dishwasher, and ample storage. The open-plan living and dining area is generous in size, enhanced by a split-system air conditioner and seamless access via sliding doors to the outdoor entertaining patio.

The master bedroom provides a private retreat, featuring a walk-in robe, ensuite, and split-system air conditioning for year-round comfort. Three additional bedrooms are well-sized and include built-in robes and ceiling fans.

The main bathroom is thoughtfully designed with a shower, bathtub, and vanity, with a separate toilet nearby for added convenience.

Outside, the covered patio overlooks a fully fenced 654m<sup>2</sup> yard, offering the perfect space for entertaining or relaxing while children and pets play. The property also

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**TYPE:** For Sale

**INTERNET ID:** 300P191384

#### **SALE DETAILS**

**Offers Over \$649,000  
Considered**

#### **CONTACT DETAILS**

**Bevan Rose**  
0417 602 150

includes a double lock-up garage with remote access and side access to the yard.

Conveniently located, this home is just a short drive to local amenities including shopping, schools, parks, and recreational facilities.

This is a fantastic opportunity to secure a quality home in a desirable location-whether you're investing or looking to move in.

\* Now Vacant

\* Last Known Rental Increase 03.04.2025

\* Rental Appraisal Guide \$590-610pw

\* Council Rates Approx \$4,130 per year (excluding water)

\* 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, Roller Door Access

- Land Area 654.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





