



17 Shearwater Drive, GLEN EDEN, QLD 4680

Four Ensuites, Two Living Areas & Outstanding Investment Appeal

Offering a fabulous blend of space, comfort, and versatility, 17 Shearwater Drive, Glen Eden presents a rare opportunity to secure a thoughtfully designed home in a well-established and highly desirable location.

Set on a generous flat allotment, this impressive residence has been designed to cater to the demands of modern family living while also offering the kind of practicality and layout that makes for a highly appealing investment.

A standout feature of the home is its incredibly functional accommodation, with four well-proportioned, carpeted bedrooms, each complete with built-in robes, ceiling fans, and their own ensuite - a rare inclusion that provides a level of privacy and convenience seldom found in homes of this style. One of the ensuites is configured as a Jack and Jill, offering added flexibility for family living or guest accommodation.

The home's interior has been carefully planned to provide both comfort and separation, with two spacious air-conditioned living areas allowing room for families to relax, entertain, and enjoy everyday life with ease. The air-conditioned main bedroom offers a peaceful retreat, while the main living zone flows effortlessly through to a covered outdoor entertaining area, creating a seamless connection between indoor living and

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TYPE: For Sale

INTERNET ID: 300P192452

SALE DETAILS

Offers Over \$699,000

CONTACT DETAILS

Emma Plath
0497 864 493

outdoor enjoyment.

Outside, the home continues to impress with side access and a large, level backyard, providing ample room for children and pets to play, or scope for additional improvements such as a shed, pool, or extra vehicle accommodation.

Perfectly suited to owner occupiers, families, or investors, this is a property that delivers on both lifestyle and long-term appeal.

Property Highlights:

- *4 generously sized, carpeted bedrooms
- *Each bedroom features built-in robes, ceiling fans, and its own ensuite
- *One ensuite is configured as a Jack and Jill
- *Air-conditioned main bedroom
- *2 spacious air-conditioned living areas
- *Covered outdoor entertaining area
- *Side access
- *Large, flat backyard
- *Well-suited to families, owner occupiers, or investors
- *Positioned in a convenient and sought-after Glen Eden location

Located in a popular residential pocket of Glen Eden, the home enjoys easy access to local schools, childcare, parks, shopping, and essential amenities, making it a superb option for both families and tenants alike.

Homes offering this level of functionality, bedroom privacy, and family-friendly design are consistently sought after in the rental market. With its practical layout, generous outdoor space, and broad market appeal, 17 Shearwater Drive represents a compelling opportunity for investors looking to secure a quality property in a strong residential area.

* Contact Emma for a Private Inspection / WhatsApp 0497 864 493 for Walkthrough Video

* Rented Until July 2026

* Rental Appraisal: \$600 - \$620 per week

* Rates (Approx): \$4335.34 (including water avail) - Prior to 10% Discount

* Body Corp: Please contact agent for details

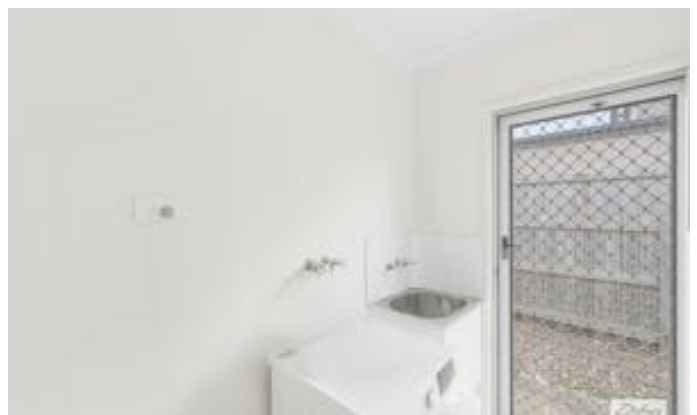
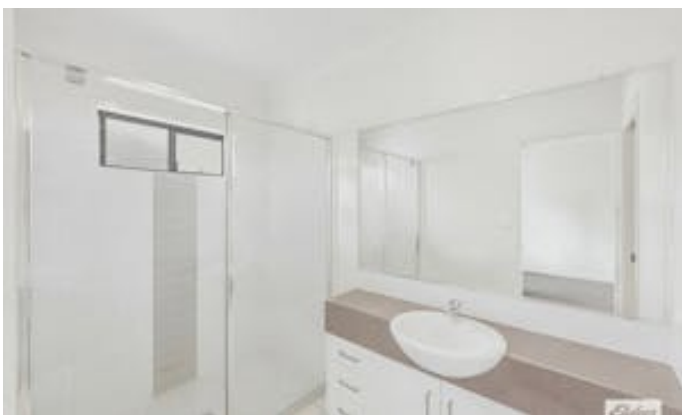
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* Please note: Some images have been digitally altered to remove tenant's personal belongings, for privacy purposes.

- Land Area 747.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- Double garage
- Ensuite









Peter Davis
PHOTOGRAPHY

TOTAL: 151 m²
1st floor: 151 m²
EXCLUDED AREAS: GARAGE: 29 m², COVERED PATIO: 8 m², WALLS: 11 m²

Measurements Are Indicative Only