



## 2/12 Stoneybrook Drive, GLEN EDEN, QLD 4680

### Easy-Care Living in a Neat & Tidy Duplex

Whether you're looking to invest, downsize, or secure your first home, this well-maintained duplex offers comfortable, low-maintenance living in a convenient Glen Eden location.

Constructed of durable brick and designed for easy care, the home features a spacious open-plan layout where the kitchen, living, and dining areas seamlessly connect. Tiled throughout this central living zone and complete with air conditioning and a ceiling fan, it's a welcoming space designed for year-round comfort and effortless living.

The well-appointed kitchen is both practical and stylish, boasting a gas cooktop, electric oven, dishwasher, pantry, and an abundance of cupboard and storage space to cater to all your culinary needs.

The air-conditioned master bedroom provides a private retreat, complete with a walk-in robe, ensuite, and ceiling fan. Bedrooms two and three are generously sized and feature built-in robes, air conditioning, and ceiling fans for year-round comfort.

Step outside to the covered rear deck, complete with a ceiling fan, creating the perfect

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**TYPE:** For Sale

**INTERNET ID:** 300P196256

**SALE DETAILS**

**Offers Over \$525,000**

**CONTACT DETAILS**

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**Bevan Rose**  
0417 602 150

place to relax with your morning coffee or unwind at the end of the day. The fully fenced yard offers privacy and security, while security screens throughout the home provide additional peace of mind.

Offering a fantastic combination of comfort, functionality, and low-maintenance living, 2/12 Stoneybrook Drive presents an excellent opportunity to secure a quality property in the sought-after suburb of Glen Eden.

Features at a glance:

- Low-maintenance brick duplex
- 3 bedrooms, 2 bathrooms
- Master bedroom with walk-in robe, ensuite, air conditioning & ceiling fan
- Bedrooms 2 & 3 with built-in robes, air conditioning & ceiling fans
- Open-plan tiled kitchen, living & dining area with air conditioning & ceiling fan
- Kitchen featuring gas cooktop, electric oven, dishwasher, pantry & ample storage
- Covered rear deck with ceiling fan
- Fully fenced yard
- Security screens throughout
- Ideal for investors, first-home buyers or downsizers

Don't miss your opportunity to secure this neat and tidy home offering easy living in a popular family-friendly location.

\* Vacant

\* Rental Appraisal Guide \$520 to \$540 per week

\* Council Rates Approx \$3,870 per year (excluding water)

\* Red Border is an indication only

\* Walk through video available upon direct request 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 182.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Single carport
- Ensuite





