



## 12/34 Glasson Street, CHINCHILLA, QLD 4413

### INVESTMENT OPPORTUNITY – TOWNHOUSE IN GATED COMMUNITY

Appealing in every way, this townhouse is sure to catch the eye of the astute investor or owner occupier. Options are plentiful with this super investment.

Spacious and well maintained, Unit 12 of this gated community offers three upstairs bedrooms and two bathrooms, open plan living on the lower level. This a must to inspect.

Well thought out storage solutions through-out will surprise. Kitchen is designed with functionality in mind, ample bench space and a good balance of drawers and cupboards will please. Combined living and dining as well as a separate toilet and serviceable laundry completes the ground floor. Sliding glass doors lead to the private courtyard and open outdoor space, just the spot for lazy week-end brunches or evening barbeques.

All three bedrooms come with built wardrobes and comfy carpet. The master suite enjoys an ensuite, and the main bathroom comes complete with bath and large vanity. Stairwell is carpeted and there is handy storage built-in underneath. For convenience, the garage can be accessed internally from the living area.

There is a common area with swimming pool, barbeque facilities and separate

**TYPE:** For Sale

**INTERNET ID:** 50P0964

#### SALE DETAILS

**Offers Around  
\$350,000**

#### CONTACT DETAILS

**Chinchilla**  
69 Heeney Street  
Chinchilla, QLD  
07 4669 1966

**Di Ewen**

amenities.

Overview:

- \* Fully ducted reverse cycle air conditioning ensures comfort all year round.
- \* Single lock-up garage
- \* Second carport space
- \* Remote controlled security gate
- \* Well maintained
- \* Security screens
- \* Body Corporate fees approx. \$4,000 per year which includes insurance
- \* Council Rates approx. \$2,800 per year

Something for the investor â## Current Lease 24/02/2025 to 01/03/2026 paying \$380.00 per week.

Contract Di Ewen for full details.

Other features: Close to Shops, Pool, Security Access

- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Single carport





