

**12 Nardoo Place, Glen Eden, QLD, 4680**



**House For Sale**

Saturday, 11 January 2025

12 Nardoo Place, Glen Eden, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Ideal Investment Opportunity: Modern 4-Bedroom Gem in Glen Eden**

Discover your new home in the heart of Glen Eden at Nardoo Place. This lowset residence offers a perfect blend of comfort and convenience, making it ideal for first home buyers, families or the savvy investor. This low-set house, occupying an expansive of 813sqm parcel of land, this home is more than a place to call home; it's a haven for modern living.

Boasting four generous bedrooms and two bathrooms, this property is designed with an open-plan layout that enhances the sense of space and light throughout. With tastefully appointed interiors, modern fixtures and a thoughtful layout, this property creates a peaceful and serene atmosphere.

- Step inside to discover the spacious kitchen, living & dining areas. The living and dining area is an inviting space, fitted with a split system air conditioner, perfect for cozy family gatherings.
- The heart of the home lies in the spacious and well-appointed kitchen, featuring modern stainless-steel appliances, including dishwasher, oven, electric cooktop and an ample amount of storage space, including wall cabinetry.
- The open plan kitchen and dining area connect you with the covered, outdoor patio area. Creating a seamless blend of comfort and functionality, ideal for hosting memorable moments.
- A versatile additional lounge room/media room or toy play area offers flexibility to suit your family's needs and is equipped with its own air conditioning for year-round comfort.
- The primary bedroom is carpeted, spacious and boasts a tastefully modern ensuite, walk-in wardrobe and split system air conditioning. This room also has a large sliding door, providing plenty of natural light and access to the outdoor patio.
- Additionally, there are three carpeted bedrooms, offering ceiling fans and built-in robes.
- The main bathroom includes a shower, bath, and large vanity. The toilet is separate, ensuring convenience for all.
- The laundry room includes a wash sink and provides direct access to the clothesline at the side of the home.
- Outside is a covered patio, perfect for a relaxing afternoon soaking up the serenity and overlooks the large, fully fenced backyard. Providing a secure environment for children and pets to play.
- The remote, double lock-up garage ensures secure parking and additional storage space.

### **Important Information:**

Current Lease Dates – 01/04/2024 – 31/03/2025

Current Rent Amount – \$2,172.61 per month

Last known rental price change – 01/04/2024

Local Council Rates - \$3,800 approx per annum

Body Corporate Fees - \$1,340 approx per annum

Year Built - 2013

Block Size - 813m<sup>2</sup>

Don't miss out on this incredible opportunity to secure a charming home at an unbeatable price. Contact Reanna Graham today for further information.

Please note a minimum of 24hrs' notice is required for all inspections as the property is currently tenanted.

\*Past images have been used to protect tenants' privacy.

\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*