



GLEN EDEN
22 Glen Eden Drive

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Must be Sold!!

Sold for \$660,000 (Mar 08, 2019)

Raine & Horne Gladstone are proud to be appointed marketing agents of this magnificent masterpiece where words cannot begin to depict the unparalleled comfort, beauty, space within the home together with the enviable private tropical lifestyle that awaits the new owner of this premium resort style property.

Located on a rarely available 2400m2 allotment in a private ridgetop location, you'll delight in the WOW factors of this custom designed resort style residence complete with sauna/gym area and sparkling inground pool together with the 180 picturesque views which extend east and west along Facing Island including the entrance to Gladstone Harbour and south to Boyne Island and the Coral Sea plus the constant cooling harbour breezes are FREE!

The owners are motivated to meet the market with this massive rendered construction "U" shaped layout dwelling with approx. 655sqm under roof that has been in their family for over two decades and is set amongst homes of a similar era.

Major improvements in recent years include fresh exterior paintwork, fully renovated bathrooms/ laundry/ & storage room, new wardrobes/cupboards, tiling of hallways & wet areas, new wet bar including dishwasher/refrigerator/ & wine refrigerator, a welcomed and well used addition of a poolside patio (aprox.66sqm), upgrading of the pool/pool surfaces including new pool pump & cleaner, new perimeter fencing & landscaping of the grounds. The home is also wired with a full back to base security/fire alarm system.

All weather entry from the detached garage is via approx. 40sqm tiled patio leading to the double door entry to the home that opens to reveal the dominate features of strength of the exposed laminated timber beams and sheer space of the split level open plan formal living

Property ID: 17853903
Property Type: House
Garages: 2

AGENT

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areas that make for an elegant setting for the hostess who prefers formal entertaining.

Alternatively the large rumpus room affords relaxation headquarters at end of day and with wet bar, full sized billiard table and sliding glass doors out onto the balcony this area is ready, willing and able for family fun! Outdoor entertaining/relaxation options include a paved open area adjoining the living areas, the front patio, and poolside patio that together with the full fenced backyard is ideally suited to a garden party or the option of entertaining groups of 10 to 100!

The open plan designed kitchen/everyday dining room area is the heart of this home and is positioned adjoining both formal and casual living areas. The quality fitout includes granite benchtops, plenty of benchtop space including an island bench, loads of upright pantry space, appliance cupboard, and convenience of an integrated dishwasher. Other work stations include a generous laundry/ironing/sewing room and separate storage room with full length room ceiling to floor cupboards. Easy care ceramic tiles feature throughout all living, hallways and wet areas.

The stunning private parents retreat complete with full sized bathroom which includes bath/spa and walk-in robe is positioned towards the rear of the home and also has sliding door access to a private balcony. All other large bedrooms with high ceilings are positioned across the front of the home and are air-conditioned for summer comfort.

To complete the picture the address is within an approximate 8 kilometer radius of TAFE, Toolooa High & South Primary Schools, the City Centre, Sun Valley, Kirkwood and Kin Kora Shopping complexes, Gecko Winery and the Botanical Gardens.

Your opportunity is here and now to secure and indulge yourself with this private resort style property set in a scenic dress circle location that will afford you and your family the private tropical lifestyle that you deserve Sellers instructions are clear – “SELL!!” ..