



31 Balaroo Drive, Glenvale

## Easy Family Living in a Quiet Glenvale Pocket

31 Balaroo Drive, Glenvale is the kind of home that provides easy living. Tucked away in a quiet, family-friendly street, it offers a practical layout, comfortable spaces, and everything you need for day-to-day living without the fuss.




Inside, you'll find a bright open-plan living and dining area that connects naturally to the kitchen, making it a great spot for both relaxed nights in and catching up with family or friends. The kitchen is well set up with plenty of storage and bench space, so it's ready for anything from quick meals to weekend cooking.

All four bedrooms are well-sized and positioned for privacy, serviced by a central bathroom and all the essentials a growing family or tenants would need.

Out the back, there's a low-maintenance yard with enough space for kids or pets, plus room to add your own touches if you enjoy a bit of gardening or outdoor entertaining.

With schools, shops, and parks all close by, this is a solid option whether you're looking to move in or add to your investment portfolio.

General Rates: \$3,157.66 p.a

4  2  2 

### FOR SALE

Offers over \$865,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Toowoomba  
(07) 4688 2222

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 **LJ Hooker**

Water Rates: \$794.54 p.a

LEASE EXPIRY 27TH JULY 2026

Property Features:

- ? 4 well-sized bedrooms, ideal for families
- ? Master bedroom complete with private ensuite
- ? 2 bathrooms, including a central family bathroom
- ? Double lock-up garage with internal access
- ? Light-filled open-plan living and dining area
- ? Functional kitchen with ample bench space and storage
- ? Split system air conditioning for year-round comfort
- ? Practical layout designed for easy everyday living
- v Covered outdoor area, perfect for entertaining
- v Low-maintenance 524m<sup>2</sup> block
- ? Fully fenced backyard with space for kids and pets
- ? Quiet, family-friendly street in a growing location

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**MORE DETAILS**

Property ID                    1T0DF4W  
Property Type                House  
Land Area                      524 m2

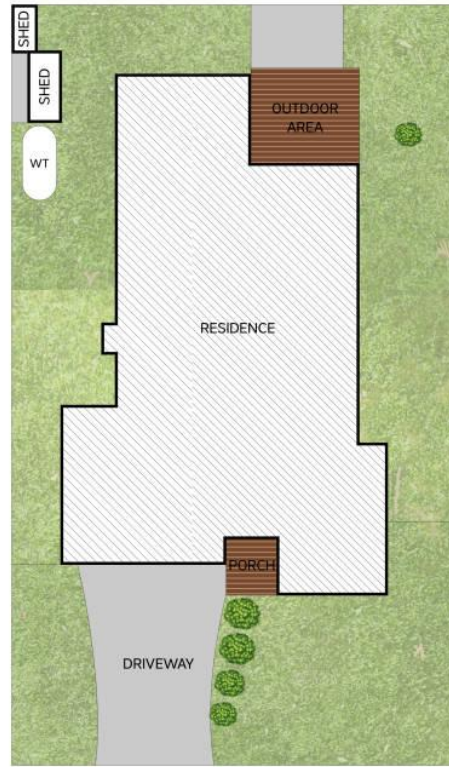
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SITE PLAN



SITE PLAN



Total: 203m<sup>2</sup>

31 Balaroo Drive  
Glenvale



This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon. Floorplan created by Vue Digital.