

1/16 Fisher Street, West Gladstone, Qld 4680



Terrace For Sale

Thursday, 16 November 2023

1/16 Fisher Street, West Gladstone, Qld 4680

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 122 m2

Type: Terrace



Angie Kulikov

\$184,500

Introducing a fantastic investment opportunity at 1/16 Fisher Street, West Gladstone. This delightful two-bedroom, 1.5-bathroom unit offers a prime location, situated just on the fringe of the bustling CBD and within walking distance to both primary and high schools. An ideal addition to any property portfolio, this unit is perfectly suited for investors seeking a property with strong rental returns. The generously-sized, air-conditioned master bedroom features a walk-in robe and a quaint private balcony, providing a peaceful retreat for the occupants. The second bedroom is also air-conditioned and is equipped with built-in robes for added convenience. Upstairs, you'll find a well-appointed bathroom with a separate bathtub and shower, while separate toilets are available both upstairs and downstairs. As you venture downstairs, you'll discover a spacious, tiled lounge/dining area, also air-conditioned for year-round comfort. The functional kitchen includes an upright stove and ample cabinetry, ensuring all your cooking needs are well catered for. Additionally, a separate laundry and a second toilet can be found on the lower level. Outside, a fully fenced courtyard offers the perfect space for outdoor entertaining, while the dedicated undercover carpark is located right beside the unit, enclosed on three sides for added security.

At a glance:- Tiled air-conditioned living downstairs adjoining the kitchen with includes upright oven & stove, dishwasher, microwave cupboard, single door pantry and kitchen sink overlooking your courtyard with bush backdrop- Separate laundry with direct access to rear courtyard, separate 2nd toilet downstairs for convenience. - Timber staircase leads you up to the 2nd level where you will find beautifully polished timber floors in the two bedrooms and hall. The master bedroom includes air-conditioning, walk-in robe and access to your private balcony.- Bedroom two has built-in robes and is also air conditioned.- Main bathroom with bathtub, shower, vanity with good storage and bench space. Toilet is separate. - Private fenced courtyard at the rear. Being the last unit of the complex you can enjoy extra privacy. - Neighbours the Reg Tanna Park (Duck Ponds) Don't miss out on this prime investment opportunity in the highly sought-after suburb of West Gladstone. With its fantastic location, modern amenities, and strong rental potential, 1/16 Fisher Street is sure to attract keen interest. Contact Angie today to arrange an inspection and secure your next investment property. Council Rates: \$3,400 per annum approx. Body Corporate Rates: \$2,440 per annum approx. Currently tenanted to March 2024 at \$285 per week. Current Rental Appraisal: \$290 to \$310 per week approx. **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**