

# 1 Curlew Drive, New Auckland, Qld 4680



## House For Sale

Thursday, 11 January 2024

1 Curlew Drive, New Auckland, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 637 m2**

**Type: House**



Donnella Merrett  
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**\$425,000**

Introducing the perfect starter home for first-time buyers seeking a well-maintained property with ample storage – welcome to 1 Curlew Drive, New Auckland, QLD, 4680! This pristine three-bedroom, two-bathroom, two-storey house is situated on a generous 637 square metre corner block, offering plenty of space for growing families or those in need of a spacious shed. Inside, you'll be impressed by the immaculate condition of this delightful home. The upper level features three comfortable bedrooms, two with built-in cupboards, a separate lounge room, dining area, and a pristine kitchen complete with timber doors and ample cupboard space. The laundry room offers convenient access to the clothesline on the back verandah. Ceiling fans and security screens are installed throughout, ensuring a safe and comfortable living environment. The fully screened and enclosed front patio provides an excellent extra living space for relaxation or entertaining. Downstairs, a second shower and toilet, kitchenette, and multipurpose space offer additional functionality to suit your needs. The two-car garage features roller doors, with one being remote controlled, and extra space for storage or a workshop. With side access to an extra-high shed, this property is ideal for those with caravans or boats. Solar hot water and power ensure energy efficiency, while the fully fenced level backyard provides a safe space for children and pets to play. At a glance: - ? Solid two-storey home built in 1981, set on a corner block of 637m<sup>2</sup> - ? Council rates \$3,400 approximately per annum. - ? Estimate rental appraisal \$460 to \$480 per week. - Building and pest inspection report available on request. Upper level - ? Three good sized carpeted bedrooms with ceiling fans and built-in cupboards in two rooms. - ? Separate lounge and dining areas. - ? Very tidy and spacious kitchen with plenty of cupboard space, electric wall oven and bench cooktop. - ? Laundry with access door out to the clothesline on the upper level. - ? Bathroom offers walk in shower, full sized bathtub and vanity. - ? Fully enclosed front verandah with security screens and stairs to lower level. Lower level - ? Second bathroom with shower and toilet. - ? Large multi-purpose room with kitchenette. - ? Two car garage with rollers doors and extra room for storage or workshop space. - ? Single bay shed, extra height, roller doors on both ends. - ? Fully fenced back yard with green house. Located in the desirable New Auckland area, this property is conveniently close to primary schools, shopping centres, doctors, and just a 10-minute drive to Gladstone's East Shore Precinct. Don't miss your chance to secure this fantastic home – contact Donnella today to arrange a viewing! \*\*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\*\*