

**1 Memorial Avenue, Gladstone, NSW 2440**



**House For Sale**

Wednesday, 27 March 2024

1 Memorial Avenue, Gladstone, NSW 2440

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 948 m2**

**Type: House**



Josh Wicks

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## EXPRESSIONS OF INTEREST

Located right in the heart of Gladstone, 1 Memorial Avenue is now on the market and looking for its new owners! This 4-bedroom raised residence has loads of character with polished timber flooring and wrap-around verandah. Lush gardens and fruit trees surround this ample 948.5sqm approx. corner block offering a picturesque escape where you can sit back and relax on the verandas, enjoying a quiet cuppa or a good book. This home features:- 4 bedrooms, 2 bathrooms - Stand-alone garage, 1x car plus workshop/storage- Master bedroom with walk-in-robe and ensuite- Polished timber flooring throughout - Open plan living/dining/kitchen with views of the surrounding area- Timber kitchen- 7.6kW Solar system - Water tank- Wrap-around verandah - Established gardens - Drive through garage to under house - extra space for cars or large entertaining area- Pizza oven- Located in between Kempsey and South West Rocks - First time on the market in close to 40 years Being located in the hub of the Gladstone village this offers yet more opportunities with Memorial Park, local markets, Gladstone Public Swimming Pool, Heritage Hotel, plus several boutique shops and cafes all within walking distance. Gladstone Village really is the place to be and this home could be the perfect start for you and your family to be a part of this idyllic lifestyle. A home of this aptitude, with all of its offerings will not last long, in the beautiful riverside town of Gladstone. This property is being offered by way of "Expression of Interest" any interested parties are invited to call Josh Wicks for further information or to arrange your private inspection. All offers are required to be placed no later than 5pm on 24 April 2024 - Vendor acknowledges the right to receive and accepts offers prior to this date. DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable we cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.