

# 10 Witt Street, West Gladstone, Qld 4680

## House For Sale

Thursday, 11 April 2024



10 Witt Street, West Gladstone, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 769 m2

Type: House



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## Offers Over \$449,000

Just take a look at all that's on offer with The Watts Team @ LOCATIONS estate agents' latest and greatest listing! You couldn't ask for a more central location or a better block being completely flat over 769sqm with side access and covered storage for caravans/boats and more! The Queenslander inspired residence has had an array of renovations/improvements in the past 5+ years and is neat as a pin but the best part is yet to come! 10 Witt Street boasts approximately 150sqm of covered outdoor living space AND flaunts a fully approved 1 bedroom granny-flat with it's own separate outdoor living area that's separate from the main dwelling! A polite warning to those who are not aware – These opportunities are GENUINELY RARE and extremely sort after. Motivated sellers have priced the residence for a swift sale and you simply must be apart of the first wave of inspections or you will miss out! LOCATION is everything – and this one cannot be beat! • Less than 50m from popular primary school and short walk to high schools • Less than 150m to ALDI • Less than 200m to daycare center • Less than 300m to Shopping Centre with cinemas/restaurants/pubs/cafes and more! • Less than 1km to the Gladstone Hospital • Under 5 minutes drive to Gladstone CBD/ Harbour/ Marina

The Block: • Flat, 769sqm allotment • Fully fenced with well established and cared gardens/lawns and fruit trees (full list of trees at bottom of editorial) • Side access and room for large caravans/boats and more

The Main Residence: • Extra wide covered decking along 2 sides overlooking the gardens/lawns and is an ideal spot for relaxation. This area offers established reticulated water for the plant lovers! • The main entrance connects to the air-conditioned living/dining area and there is also a handy dedicated storage room adjacent to the front door perfect for keeping things neat and tidy! • The galley kitchen and connected laundry has been upgraded recently and is a flawless design, offering built-in dishwasher, 2 separate fridge housings, incredible storage with loads of pot draws plus dedicated pantry, chest height oven, inbuilt microwave housing, extra wide induction cooktop, range hood, floor to ceiling cabinetry and connects to the rear outdoor living area and dining room! • 3 Bedrooms all with carpets and fans, 2 have sliding mirrored robes and air-conditioning! • Spacious main bathroom with twin vanities and extra wide shower recess handy to all three bedrooms. • Connecting the main residence to the shed/granny flat at the rear are 2 shade structures, the largest of which is an extra high and impressive 50sqm outdoor living area which can accommodate the caravans/boats or more if needed! Otherwise, this is an incredible space for entertaining! • Dedicated carport at the front of the home with room for a second vehicle in the driveway and street parking.

The Shed/ Granny Flat: • With its own dedicated shade awning, allowing residents to have their private outdoor space, this 60sqm structure offers 50% shed/workshop space and 50% living space with a fully self contained 1 bedroom granny flat! • All fully approved and completed by prior owners, this fully air-conditioned space offers an incredible opportunity for extended families to have their own privacy or privately rent the space for additional income! • These improvements have been completed to an exceptional standard! Presenting exceptionally well with tiled living/dining area, FULL kitchen breakfast bar, floor to ceiling cabinetry, microwave housing, dedicated fridge space, over head cupboards, put draws and display cabinets. • The bedroom offers tiled flooring, air-conditioning and ensuite with toilet/vanity/shower! Considering all the features this property provides, the owners have chosen an extremely competitive pricing structure and are looking for no-fuss, quality offers over \$449,000 and will not remain available for long! The first open home opportunity will likely be the last so be sure to be present! Contact Luke from The Watts Team @ LOCATIONS estate agents for any questions and don't delay in viewing! Established Fruit Trees/ Plants: Mulberries, Passionfruit, Banana, Mandarin, Grapes, Avocado, Lychee, Lime, Lemon, Pineapple, Council Rates - \$3,400 approx per annum Estimate Rental Appraisal - \$530 to \$550 per week\*\* 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\*\*