

**12/83 Auckland Street, Gladstone Central, Qld 4680**



## **Unit For Sale**

Wednesday, 8 November 2023

12/83 Auckland Street, Gladstone Central, Qld 4680

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Unit**



Donnella Merrett  
0400799180

**\$219,000**

Introducing a delightful two-bedroom apartment at 12/83 Auckland Street, Gladstone Central, QLD 4680 – a remarkable opportunity for first-time homebuyers, investors, or those looking to downsize. With its warm, modern finish and superb location within walking distance to the bustling CBD, this property is a must-see. Step inside to find an exquisitely designed two-storey living space, boasting beautiful timber flooring upstairs and sleek tiles downstairs. The master bedroom is a true retreat, complete with air-conditioning, built-in robes, a luxurious ensuite, and a private balcony – the perfect spot to enjoy your morning cuppa. The spacious, open-plan living and dining area downstairs features air-conditioning for year-round comfort and flows seamlessly into the modern kitchen. This culinary haven is equipped with electric cooking, a dishwasher, and ample storage, making meal preparation a breeze. The apartment also benefits from a lovely balcony off the lounge room, offering serene views of the surrounding area. Upstairs, you'll find an impressive, modern bathroom with a large shower, catering to the needs of the entire family. Parking is a cinch with a single parking space in the secure communal garage, ensuring your vehicle is always protected. Convenience is key, with schools and the CBD just a stone's throw away from this prime Auckland Street address. At a glance: - Built in 1990, located in Gladstone Central CBD. - Two good sized bedrooms, master bedroom offers ensuite, air-conditioning and private balcony. - Separate main bathroom completed with modern finishes. - Open plan kitchen, living, and dining includes split system air conditioning that leads out to a private balcony with glimpses of ocean and city views. - Spacious modern kitchen with electric oven and cooktop, dishwasher, plenty of cupboard space and breakfast bar seating. - Secure undercover car parking. - Separate internal laundry for added convenience. - Currently tenanted until April 2024. - Council rates is approximately \$2800 per annum. - Body corporate rates \$5,800 approximately per year. - Estimate current rental appraisal is \$340 to \$360 per week. Don't miss out on the chance to call this stylish, low-maintenance property your own – enquire today and secure your dream home or investment in the heart of Gladstone Central. Don't delay, contact Donnella today: 0400 799 180 \*Please allow 24hrs notice to be given prior to inspection. \*\* Note some images have been virtually staged for marketing purposes. \*\*\*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\*\*