

# 13 Philip Street, South Gladstone, Qld 4680



## Sold House

Monday, 28 August 2023

13 Philip Street, South Gladstone, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 845 m2**

**Type: House**



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**\$285,000**

Price to Sell! Looking for an affordable investment/first home/rent dodger but can't sacrifice on the secure storage space? 13 Philip Street offers a no fuss/freshly refurbished and partially renovated opportunity for home buyers on a budget. On an impressive 845sqm block, this tidy 2 bedroom home cannot be overlooked!

- Flat block with loads of vehicle storage including tandem shed (Roller doors on both sides) and carport adjacent to the house. Room to park 3 vehicles in front of the main entrance also!
- Flat 845sqm block with extra high fencing along 2 and half sides – The house remains quite private from the road and there is a run of modern colour-bond fencing along the rear boundary.
- Freshly painted Queenslander cottage with bright colour scheme and hardwood weatherboard exterior.
- Spacious, northeasterly facing outdoor timber deck which opens directly into bedroom 1, living area and bathroom! A perfect spot to relax of an afternoon avoiding the westerly sun
- Impressive kitchen that's open to the living and dining area with server window. An excellent design that keeps the household cook still engaged in the living space during meal prep
- The kitchen has a large double door fridge space, dedicated pantry, ample cupboard and bench space, modern appliances and space reserved for a dishwasher.
- The laundry is located just 1 step from the kitchen allowing easy multi-tasking.
- Behind the kitchen is an additional secure room that was originally the laundry space before the home was renovated to include a laundry off the bathroom. This room is quite large and presents an opportunity to improve or use as an additional multi-purpose room such as hobby room/workshop/office or could even be used as a 3rd bedroom/2nd living area for kids if desired.
- Renovated 2way bathroom with separate shower and bath (Toilet separate from the bathroom).
- Fully air-conditioned living area with timber look floating floor. This is heart of the home providing direct access to the kitchen, 2 bedrooms and outdoor living area.
- 2 freshly carpeted bedrooms, both with air-conditioning units.
- THE SHED! – With access front and back, power and lighting, and easy access from the street, this 58sqm (approx.) tandem shed is ready to satisfy your storage/workshops needs!
- Established trees creating ample shade for kids and pets to play

13 Philip Street is just a short walk across the street to Toolooa State School and allows quick access to Toolooa Street for a swift trip into the CBD/Harbour. This truly is well priced opportunity for entry level purchasers or smart investors looking to take advantage of growing rental demands in the region. Currently vacant and ready for immediate occupancy. Contact Luke Watts from The Watts Team at LOCATIONS estate agents today for details on the next available inspection. Rates: \$3,200 approx per annum

**\*\*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\*\***