

# 14 Matson Crescent, West Gladstone, Qld 4680



## House For Sale

Wednesday, 17 January 2024

14 Matson Crescent, West Gladstone, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 802 m2**

**Type: House**



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## OFFERS OVER \$460,000

Situated on a private & quiet 802m<sup>2</sup> allotment this two storey home is perfectly positioned amongst the bushland offering you complete serenity while conveniently located in the heart of Gladstone. Boasting four bedrooms, two bathrooms, two separate living spaces, dedicated office and internal stairs this 1980s home has had a significant renovation/extension which offers modern day living with all of the character of the Queensland highset homes that surround West Gladstone.

**Downstairs;**- Master bedroom located on the lower level which gives you ultimate parents retreat. This huge main bedroom offers walk in robe, split system air conditioning and ultra modern ensuite with shower, vanity, toilet and floor to ceiling tiles.- Dedicated office/study which is ideal for todays living. Equipped with built in robe, blinds, security screens and translucent doors this versatile space can be utilized in so many ways.- Second living room gives this home that additional living space that most of these homes do not offer. Featuring built in robes, cavity sliding doors and direct access to the outdoor patio area this multi-purpose space is ideal for a parents living room, kids playroom and so much more.- Well-appointed laundry leads you to the single garage with automatic roller door and internal storage shelves.

**Upstairs;**- Stylish timber kitchen located at the heart of the home which features dishwasher, electric oven, electric cooktop, breakfast bar and plenty of storage throughout.- Living/dining is fit for the whole family and offers split system air conditioning, polished timber floors, curtains and direct access to the outdoor entertaining deck.- Outdoor timber deck capturing the harbour glimpses in the background and overlooking the spacious backyard. With the bushland backdrop and amazing breezes this is outdoor living at it's finest.- Three spacious bedrooms featuring air conditioning, built in robes, curtains, ceiling fans and carpet. - Main bathroom equipped with shower over bath, vanity, laundry shoot and separate toilet for added convenience.

**Outside;**- Single bay shed with overhang gives this home an additional car/box trailer accommodation option. Whether it's a workshop, mancave or additional storage this shed will be handy for all. - Flat and spacious yard which offers plenty of space to accommodate the largest of caravans or boats. There is two dedicated pads for you to park all the toys. - Fully fenced yard with established and low maintenance gardens surrounding. Set off the road this private block has double gate access giving you extra security and privacy.- Rental Appraisal: \$480 to \$500 per week approx.- Council Rates: \$3,600 per annum approx.

Offering the best of the young and old in a property this versatile home offers plenty of value for money and really needs to be seen to be appreciated. If your looking for a quality home with plenty of space which is located in a quiet area then look no further as this is the home you've been waiting for. Contact Michael Byrnes today on 0405 954 034 or email [michael@locationstateagents.com.au](mailto:michael@locationstateagents.com.au) before it's too late.\*\*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\*\*