

**14 Williamson Street, West Gladstone, Qld 4680**

**House For Sale**

Thursday, 16 November 2023



14 Williamson Street, West Gladstone, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



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## AUCTION - 9th Dec

For close to 30 years an opportunity like none other has been waiting atop the hills of central West Gladstone. During this time, the owners have been approached by countless locals looking to purchase the property for their own and until now the owners had not been willing to part with their precious parcel of elevated inner city real estate. But the time has finally come! 14 Williamson Street, the iconic hilltop residence with the grandest ocean and city views is to be sold on the 9th December by public auction! Do not miss your moment! 14 Williamson Street holds the most elevated position along the oceanside and is close to dead-flat with no burdening easements to speak of, making it the ideal block for redevelopment in more ways than one. Although the view is breathtaking from ground level alone, those who aspire for greatness and build up WILL have the best views in all the central seaside suburbs with uninterrupted 360degree views. Combined with its unbeatable central location with all major amenities just a 1 minutes' drive away there is nothing this opportunity doesn't have. Make no mistake. This property is special – and the town knows it. The residence:• Sure, it's a little rough around the edges but perfectly livable/rentable with minor improvements. The owners recently spent the past 2 years living in the property while they built elsewhere and were reminded after many years of just how incredible this position is.• High ceilings flow throughout the residence with updated paint and carpet in the few years• Flat approach for vehicles from the road. A rare feature that is often sacrificed with hillside properties. Single lock up garage and room for vehicles down both sides if required.• Spacious living area that flows through to the rear covered deck and timber balcony which is where you will also find the separate laundry.• Tidy kitchen with overlooking the rear yard with elevated views of the Harbour and CBD.• Bathroom with shower over bath & separate toilet.• Additional features include covered entryway, modern roof, extra deep single car garage with electric door and within walking distance of nearly all major amenities.The block:• Approx 50m above sea level (That's close to 20 levels high!) • The highest point on the ocean side of Williamson Street with notable elevation above existing highest homes.• 696m<sup>2</sup> block.• Close to dead flat with gentle slope front to back.• Flat approach from the crest of the road.• Easement free.You likely already know that opportunities such as this one rarely present themselves to market. Be ready for the auction on the 9th December ON SITE at 10:30am, keep in mind the owners may consider offers prior to auction.Contact Luke from The Watts Team @ LOCATIONS estate agents today for details on the next available viewing.