

# 16 Far Street, West Gladstone, Qld 4680



## Sold House

Friday, 23 February 2024

16 Far Street, West Gladstone, Qld 4680

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1270 m2**

**Type: House**



Jay Ellison

0434644799

**\$280,000**

Disclaimer: There have been previous structural issues with the property. Let's look closer at what's on offer here:

**INTERNAL INVENTORY**

- Tiled lounge / dining / kitchen with storage galore
- Four large carpeted bedrooms with ceiling fans and built ins
- Main bathroom has been updated however second bathroom needs attention prior to further use
- Two separate living rooms, one at the front of the home and one at the rear that could double as a games room, opening to a large undercover verandah

**EXTERNAL ATTRIBUTES**

- Low set brick house sits on a generous 1270m<sup>2</sup> block
- The block is level, has an elevated position and privacy
- Double front carports with level access from the street
- Side access offers room for the tinnie or trailer
- Large fenced rear yard to keep the pets in
- Large undercover entertainment area at the rear of the property

**WHAT'S GREAT ABOUT THE AREA?**

- Perched at the high end of the street with absolutely no fire or flood risk
- Easy access to airport, shopping facilities and essential services
- CBD, Marina and East Shores only 7 minutes' drive
- A choice of State and private schools as well as daycare facilities

**WHAT SHOULD THE BUYER KNOW ABOUT THIS PROPERTY?**

- There has been previous subsidence on the block. Prior Engineer's Reports are available upon request and we suggest you engage an Engineer for an update
- The swimming pool has been filled in due to previous lining issues
- The second bathroom has major plumbing issues and has been secured from current use

There's certainly room for improvement here so bring your Engineer and reap the rewards. Priced substantially lower than the market for a four bedroom home in the area, you'll have funds available to begin rectification work if you choose to, and if you're handy with the tools you'll enjoy the opportunity to bring cosmetic improvements to the property. Priced to sell so give Jay a call for more information.