

# 16 George Street, West Gladstone, Qld 4680



## Sold House

Thursday, 29 February 2024

16 George Street, West Gladstone, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Hayley Ward  
0431378684

**\$335,000**

Positioned on an impressive 1,012m<sup>2</sup> allotment, this character home is ideal for a first home buyer, downsizer or investor. Boasting two well-sized bedrooms, a tidy bathroom, spacious living area, impressive deck with mountain views and impressive carport to accommodate four vehicles. At a glance; - Midset, character home built in 1920 - Galley style kitchen offers electrical oven/stovetop, dishwasher, ample cupboards for storage and adjacent dining room for added convenience. - Spacious open living area at the heart of the home; featuring high ceilings and character paneling - Two well-sized bedrooms with dual entry; master bedroom features split system air conditioner for year-round comfort - Wrap around sunroom, great for additional storage or sitting areas. Previous occupants have sectioned off these areas to make 2 additional bedrooms. - Tidy bathroom complete with shower over bath combination, vanity and toilet - Carport with undercover parking for four vehicles with concrete driveway - Impressive entertaining deck with mountain views off the kitchen, perfect for entertaining. - Laundry under house with additional storage space. - Fully fenced, 1,012m<sup>2</sup> allotment with development potential for units. - Currently tenanted at \$330/wk until 4/4/24 with a current rental appraisal of \$360-\$380/wk - Council rates: approx. \$3,800 p.a Conveniently located in a quiet pocket of West Gladstone, everything is at your fingertips from shopping centres, restaurants/café, sporting facilities, medical facilities and more. The CBD and Gladstone Marina/Harbour are only a short 2-minute drive away. Contact Hayley to arrange an inspection. Please note at least 24hrs' notice is required for all inspections as the property is currently tenanted. \*Please note images have been edited to remove tenant belongings. \*\*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\*\*