

# 17 Walters Avenue, West Gladstone, Qld 4680

## House For Sale

Thursday, 13 June 2024



17 Walters Avenue, West Gladstone, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 410 m2**

**Type: House**



Reanna Graham

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## Offers Over \$419,000

Nestled in the heart of the relaxed suburb of West Gladstone, 17 Walters Avenue presents a splendid opportunity for buyers seeking a unique blend of style and comfort. This property is occupying a modest 410-square-metre parcel of land and spans across three levels of thoughtfully designed living space. Upon entering this delightful 3-bedroom, 2-bathroom residence, you're welcomed by a unique design filled with character and charm. Perfect for first-time homebuyers, families, or investors, this property promises both comfort and value. Let's take a look at what's on offer:- Step inside to discover the spacious kitchen, living & dining areas. The living area is an inviting space, fitted with a large split system air conditioner, perfect for cozy family gatherings and or as an entertainment zone.- The heart of the home lies in the spacious and well-appointed kitchen, featuring modern stainless-steel appliances, including oven, electric cooktop, double sink and an ample amount of storage space. - The open plan kitchen and dining area connect you with the balcony. It seamlessly connects to the dining area and balcony, creating an ideal setting for hosting memorable family gatherings.- Take a few small steps down to the bedroom quarters, where we'll find the three carpeted bedrooms. The primary bedroom is generously spaced and boasts an ensuite bathroom, built-in robes, split system air conditioning, ceiling fan, and a private balcony, offering a serene retreat.- The two additional bedrooms offer built-in robes, ceiling fans and split system air conditioning.- The main bathroom includes a large shower over bath, vanity and linen cupboard. The toilet is separate, ensuring convenience for all.- The laundry room is located on the lower level and includes a wash sink and electric hot water system. - The property includes a single garage and an additional uncovered parking space. Located within walking distance to schools, shops and only a short drive to the Gladstone CBD this unique piece of real estate in the heart of West Gladstone is one opportunity you won't want to miss. Only a viewing of this property will satisfy, book your inspection today. Contact Reanna Graham 0474 272 219 & reanna@locationsestateagents.com.au Year Built - 1990 Block Size - 410m2 Council Rates - \$3,400 approx per annum Estimate Rental Appraisal - \$470 to \$490 per week\*\*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\*\*