

2/44 Park Street, West Gladstone, Qld 4680



Sold Unit

Saturday, 11 November 2023

2/44 Park Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 119 m2

Type: Unit



Donnella Merrett
0400799180

\$265,000

Introducing a delightful opportunity in West Gladstone, QLD - a charming three bedroom apartment at 2/44 Park Street, perfectly suited for first home buyers, downsizers, and savvy investors alike. This neat and tidy private gated complex is nestled in a desirable location within walking distance to hospital, shops, and local schools, providing the utmost convenience for its future residents. Constructed in 2004, the low set solid brick complex offers a modern and comfortable living environment. Each of the three good-sized bedrooms is thoughtfully designed with built-in cupboards, ceiling fans, and one bedroom is air-conditioned. The open plan living area, which includes a kitchen and dining space, is also air-conditioned, ensuring year-round comfort for you and your family. The living area seamlessly flows outdoors through sliding doors onto an undercover patio, perfect for alfresco dining or simply enjoying a relaxing evening in the privately fenced backyard. The contemporary bathroom features both a shower and a bathtub, providing a luxurious retreat after a long day, and the convenience of a separate toilet ensures privacy and functionality. A single lock-up garage offers secure parking and internal access to the home, whilst an additional outdoor parking space is available for a second vehicle or visitor parking. The well-maintained complex of only four units ensures a close-knit community atmosphere and peace of mind.

At a glance:

- Park Lane Apartments built in 2004
- Three good sized bedrooms with ceiling fans, built in cupboards and one with air-conditioning.
- Open plan living, kitchen and dining area completed with air-conditioning.
- Spacious kitchen with pantry, electric cooktop, oven and breakfast bar seating.
- Bathroom includes shower, bath tub, vanity and separate toilet.
- Single lock up garage with internal access door.
- Undercover outdoor patio that leads to the flat fenced back yard.
- Internal laundry located near the kitchen.
- Council rates per year \$3,300 approx.
- Body corporate \$4,300 per year.
- Estimate rental appraisal is \$380 to \$400 per week.

Don't miss this outstanding opportunity to secure a stylish and comfortable townhouse in the heart of West Gladstone. With its sought-after location, modern design, and excellent features, 2/44 Park Street is the ideal choice for those looking to start their property journey, downsize in style, or add to their investment portfolio. Contact Donnella today to book your private inspection: 0400 799 180

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