

# 21 Alder Street, New Auckland, Qld 4680



## Sold House

Saturday, 24 February 2024

21 Alder Street, New Auckland, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 610 m2**

**Type: House**



Jay Ellison  
0434644799

**\$375,000**

Whether you're looking to escape the rental merry-go-round, first home buyer or you're an astute investor this home will be snapped up quickly. The main living room, kitchen and four bedrooms are positioned on the upstairs level with a fifth bedroom or second living room on the lower level, along with a second bathroom and double car garage. Let's walk through:

**INTERNAL INVENTORY**

- All four bedrooms upstairs are carpeted and wall fans for summer relief
- Polished timber floors throughout the air conditioned family/dining / kitchen on the upper level
- Kitchen is well equipped with dishwasher, electric cook top, under-bench oven
- Downstairs features an additional tiled utility room ideal as a second living room, fifth bedroom, rumpus room for the kids or work from home office
- Second bathroom located off the utility room for easy access on movie nights
- Double car garage has shelving options for storage and houses the laundry

**EXTERNAL ATTRIBUTES**

- Fully fenced yard to maintain an enclosure for the pets
- Front entrance patio with easterly aspect to catch the morning sun
- Sizeable rear timber balcony runs off the kitchen, ideal for entertaining
- Garden shed in the back yard to house the lawn mower and garden equipment

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

- New Auckland is a centrally located family friendly suburb of Gladstone
- Easy access to schools, shopping facilities and the Gladstone Airport
- Just 15 minutes drive along the Dawson Highway delivers you to the Bruce Highway, which is the thoroughfare north to Cairns or south to Brisbane

This home will appeal to many buyer types, from first home buyers, investors or buyers looking for a home they can add improvements with some handyman renovations and is priced accordingly. Call Jay for more information or attend an upcoming Open Home to see the potential for yourself.