

# 213/60-64 Glenlyon Street, Gladstone Central, Qld 4680



## Sold Unit

Friday, 1 September 2023

213/60-64 Glenlyon Street, Gladstone Central, Qld 4680

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Unit



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**\$249,000**

The demand for modern, inner-city units is currently peaking! With currently next-to-no availability for properties such as this one, Unit 213/64 Glenlyon Street (G60 Complex) will not remain available for long! Just a short walk to multiple restaurants, cafes, pubs, parks and the Gladstone Marina and East Shores Parklands – this tidy 2bedroom/2bathroom PLUS Study-nook unit is vacant and ready for new owners today! • Warm, neutral open plan living & dining room with carpeted flooring, split system air-conditioning & tinted sliding doors leading to balcony. Carpeted flooring in living spaces with tiled flooring in the kitchen & bathrooms. • Well-appointed kitchen with bright white stone bench tops and well-designed cabinetry. Features include, dishwasher, fridge & microwave housing, double stainless-steel sink, electric oven & cooktop, large pantry & breakfast bar. • Spacious primary bedroom with carpeted flooring, split system air-conditioning, double sliding mirrored robes, ensuite & direct access to the balcony. The ensuite is very neat with shower, toilet & modern vanity. • Second bedroom is also carpeted with air-conditioning, sliding mirrored robes & large windows letting in ample natural light. • Well designed and placed office nook adjacent to the living/kitchen area allows for an office/work area without the need to impede on bedroom/living space! An excellent and rare feature for the modern units of it's era! • Main bathroom is spacious & multi-purpose with large shower, toilet, modern vanity & European laundry. • Genuinely spacious balcony overlooks the parklands & is completely undercover to enjoy every season! • A minutes' walk to cafes, restaurants, parklands & CBD, plus just a 2-minute drive to East Shores precinct, Marina & local shopping centers. • Copies of recent building inspection reports available on request! Currently vacant and ready for immediate occupancy or start fresh with a new lease in our exceptionally strong rental market at nearly 1% vacancy rates. Contact Luke from The Watts Team @ LOCATIONS estate agents today for details on the next available viewing! Council Rates - \$3,200 approx per annum Appraisal Range - \$350 to \$380 weekly Body Corporate Levies - \$4,275.36 approx per annum\*\*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\*\*