

22/83-85 Auckland Street, Gladstone Central, Qld 4680



Sold Unit

Saturday, 13 January 2024

22/83-85 Auckland Street, Gladstone Central, Qld 4680

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 103 m2

Type: Unit



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\$170,000

Rental vacancy rates are LOW, rental yield is on the RISE, and the price is RIGHT at Unit 22/83-85 Auckland Street! The position is UNBEATABLE in the heart of the CBD and just a minutes' walk to Gladstones' main drag – Goondoon Street. Shops, restaurants, cafes, schools, sporting ovals, parks, East Shores, Gladstone Harbour and more are at your fingertips & within short walking distance. The owners are motivated and looking for a quick sale before Christmas and the price certainly reflects this with all reasonable offers over \$149,000 considered! This unit is vacant, clean and ready for either immediate occupancy or a fresh lease with an excellent return potential!

- Open plan, carpeted living & dining room that opens via sliding doors to 1 of 2 balconies in the unit, allowing for ample natural light.
- The kitchen looks over the living room with a servery window, tiled flooring & a large window. The kitchen features double stainless-steel sink, dishwasher, ample cupboard & bench space & fridge housing.
- Primary bedroom is spacious, with ensuite, split-system air-conditioning, double door wardrobe, carpeted flooring & a dedicated 2nd private balcony with double sliding doors.
- 2nd bedroom is a good size with carpeted flooring, ceiling fan & 2 double door robes.
- Main bathroom is neat & houses a shower over bath, large vanity & separate toilet.
- European laundry is nice & tucked away with ample room for washer, dryer & laundry tub.
- Under cover parking which is semi-secure and ample street parking
- Walking distance to nearly all major amenities including the CBD's main drag and STUNNING east shores parkland. The property is directly adjacent to Central State Primary School. It's never been a better time to get into Gladstone's bustling real estate market

Contact Luke from The Watts Team @ LOCATIONS estate agents today for further information or for details on the next available inspection! Council Rates - \$2,800 approx per annum Body Corporate Levies - \$5,843 approx per annum Rental Appraisal Range - \$320 to \$340 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**