

221/64 Glenlyon Street, Gladstone Central, Qld 4680



## House For Sale

Wednesday, 10 April 2024

221/64 Glenlyon Street, Gladstone Central, Qld 4680

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 101 m2

Type: House



Michael Byrnes  
0405954034

## OFFERS OVER \$275,000

Embark on an investment opportunity in the heart of Gladstone Central where convenience meets comfort in this charming two-bedroom apartment. Designed to cater to savvy investors, this well-appointed property boasts a fluid floor plan, seamlessly integrating living, dining, and kitchen areas to create an inviting and functional space. Situated on the 2nd floor, residents will appreciate the added privacy and elevated outlook. Convenience is key with this delightful abode – being a mere stone's throw from the bustling CBD, you or your tenants will enjoy easy access to shopping, dining and entertainment options. At a glance; - Two spacious bedrooms both offering split system air conditioning, mirror built in's, blinds and carpet. - Two well-appointed bathrooms each featuring shower, vanity and toilet. - Galley style kitchen equipped with stone benchtops, electric oven, electric cooktop and dishwasher. - Open plan living and dining area perfectly positioned from the kitchen. Featuring split system air conditioning and sliding door access to the outdoor entertaining area. - Outdoor patio area is the ideal space for that morning coffee or afternoon beverage. - Currently leased for \$370/week until 2nd December 2024. - Council Rates: \$3,200 per annum approx. - Rental Appraisal: \$380 - \$410 per week - Body Corporate Rates: \$5,300 per annum approx. This apartment is an attractive proposition for those looking to invest in a growing market. With its desirable location, comprehensive features, and undeniable appeal, this is a rare chance to secure a foothold in a sought-after area of Gladstone Central. Contact Michael Byrnes today on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) for further details. \*\*Please note that a minimum of 24 hours notice is required for private inspections\*\*\*\*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\*\*