

# 26 Boles Street, West Gladstone, Qld 4680



## Sold House

Tuesday, 5 September 2023

26 Boles Street, West Gladstone, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 652 m2**

**Type: House**



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**\$405,000**

LOCATIONS Estate Agents is proud to bring this stunning and immaculate Queensland cottage to the Gladstone market. Oozing with the charm of yesteryear this beautiful Queensland cottage is high on character and low in maintenance. Situated on the corner of two of Gladstone's most iconic streets, Boles & Amelia Street, this central location is only a 2 minute drive to the Gladstone CBD and within walking distance to Shops, Schools, Cafe's, Aldi and so much more. At a glance;- Stylish kitchen which captures water glimpses in the background and is equipped with dishwasher, electric oven/cooktop, island bench with breakfast bar and plenty of storage throughout.- Living and dining areas perfectly positioned from the kitchen with all the charming features such as high ceilings, VJ paneling, incredible timber floors and casement windows.- Second living which gives this home that extra bit of size and versatility that suits today's needs. Whether used as an office, sitting area or second tv area this space can be utilized in so many ways. - Two spacious bedrooms offering split system air conditioning, built in robes, curtains, timber floors and ceiling fans.- Well-appointed bathroom offering bath, shower, timber vanity and separate toilet for added convenience.- Front entrance area is built in and can be used as your own personal library and is a great spot to enjoy that morning coffee.- Fully fenced and secure 652m<sup>2</sup> allotment with side access, low maintenance gardens, outdoor sitting area and double gates. - Large carport designed to accommodate a caravan, boat or additional vehicles.- Double car parking located underneath the home. This lockable area can be used for additional storage which is an added bonus for a home of this age. - Council Rates: \$3,500 per annum approx.- Rental Appraisal: \$350-\$370 per week approx. You won't find a home of this age in better condition as the owners have tremendous pride in presenting and maintaining this property. The hard work has been done for you to simply unpack and enjoy the lifestyle this home has to offer. Contact Michael Byrnes today on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) for further details. \*\*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\*\*