

**3/17 Ann Street, South Gladstone, Qld 4680**



**Sold Unit**

Wednesday, 27 March 2024

3/17 Ann Street, South Gladstone, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: Unit**



Donnella Merrett  
0400799180

**\$175,000**

Introducing a charming and cosy 2-bedroom unit at 3/17 Ann Street, South Gladstone, QLD, 4680 – a perfect starter home for first-time buyers, a smart investment for savvy investors, or an ideal downsizing option for those looking to simplify their lifestyle. Set in a peaceful and convenient location, this well-maintained property offers comfortable living spaces and modern features, all designed with your utmost convenience in mind. Each of the 2 good-sized bedrooms is equipped with split system air conditioning, ceiling fans and security screens, ensuring a comfortable and secure living environment. The unit features a carpeted open plan living/dining/kitchen area with air conditioning, ideal for entertaining or simply enjoying your downtime. The functional kitchen boasts ample cupboard space, an electric oven/cooktop, a microwave nook, and a breakfast bar for casual seating. Adding to the property's appeal is the practical laundry area, conveniently located near the kitchen and featuring access to the fully fenced backyard and clothesline. The unit also includes one exclusive undercover parking space for your vehicle. At a glance:-  
- Solid brick duplex built in 1999 in a complex of 4 units.  
- Air conditioned, open plan living, kitchen and dining.  
- Security screens and ceiling fans throughout.  
- Tidy kitchen with plenty of cupboard space, electric oven and cooktop and island bench with seating.  
- Two good sized bedrooms both with ceiling fans, air-conditioning and built in robes.  
- Spacious bathroom includes shower, toilet and vanity.  
- Private back yard backing onto bushland.  
- One undercover carparking.  
- Council rates are approximately \$4,000 per year.  
- Body corporation fees per annum \$3,900 approximately.  
- Currently tenanted at \$300 per week.  
- Estimate rental appraisal is \$310 to \$330 per week. Located close to primary schools, day care centres and the Toolooa Shopping Centre, which houses a medical centre, cafes and Foodworks supermarket, this delightful property offers all the convenience and comfort you could wish for in a home. Don't miss out on this rare opportunity – arrange a viewing today! Don't delay Call Donnella to book your viewing! \* Please allow 24 hours notice to be given prior to inspection time. \*\*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\*\*