

**3 Walsh Street, South Gladstone, Qld 4680**



**House For Sale**

Thursday, 15 February 2024

3 Walsh Street, South Gladstone, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 615 m2**

**Type: House**



Bevan Rose  
0749768000



Aimee Jeffery  
0403403485

## OFFERS OVER \$349,000 CONSIDERED

Nestled in the heart of South Gladstone, 3 Walsh Street presents a unique and attractive proposition for the savvy investor, ambitious small business owner, or eager first-time homebuyer. This charming property, set on a generous 625 square metre fenced flat block, offers a rare blend of residential comfort and commercial potential. Imagine the convenience of having your business headquarters within a stone's throw from your living quarters. The existing lowset 3-bedroom house exudes potential, with each bedroom benefiting from air conditioning, ensuring a comfortable environment year-round. With some creative vision, this space could seamlessly transform into a prime office setting, offering an ideal work-life balance. Catering to your storage needs, the property boasts an expansive 4-bay shed, perfect for housing small machinery or serving as a spacious customer car park. Additionally, a secure 2-bay shed provides ample space for inventory or personal storage, ensuring you'll never be wanting for room. The house itself is complemented by a full-length front veranda, setting the scene for tranquil evenings or casual business discussions. The kitchen with an electric cooktop, under-bench oven, and an abundance of overhead cupboards and bench space. An internal laundry room with additional storage and a bathroom featuring a separate shower, bath, and vanity – along with a separate toilet – round out the home's amenities. With side access leading directly to the sheds and its proximity to all local amenities and the CBD, 3 Walsh Street is poised to offer the best of both worlds. This is a chance to stop paying rent and invest in a property that won't linger on the market for long. The opportunity to carve out a niche in South Gladstone awaits.\* Tenant in place @ \$370 per week until 04.04.2024\* Old Marketing Photos have been used\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.