

30 Glenlyon Street, Gladstone Central, Qld 4680



House For Sale

Wednesday, 17 April 2024

30 Glenlyon Street, Gladstone Central, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 868 m2

Type: House



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NOW \$495,000

Situated on a fenced, 868m² freehold lot and currently zoned High Density- City Uptown precinct, this modern, renovated Queenslander is now available for purchase. Currently leased to an NDIS provider, the property could also be redeveloped in the future pending council approval. A short walk to the Harbour and the CBD. Situated amongst a mix of Residential, high rise accommodation and thriving businesses, one of those MacDonalDs, CBD just 100 metres away. Privacy and security are an added bonus. This inner city Commercial property was professionally renovated by the current owners and provides several designated office spaces, a large reception area, and three WC (one specifically for the disabled) The NDIS tenant with a fixed term lease in place from 01/09/2023 until 31/08/2025. Enjoy the return now and explore the options later. This is an excellent, low maintenance property with parking at the rear, and wheel chair access. At a glance; **PROPERTY FEATURES**- Approximately 165m under roof (excludes downstairs area not included in tenancy)- Wheel chair access is provided to a large undercover deck at the rear- Fully fenced, the front fencing incorporated custom orb gates for security- Off street parking includes designated parking spaces for up to 6 vehicles- Plenty of natural light throughout the building with security screens in place on all the windows.- All wood screens to the front courtyard are maintenance free. These are also incorporated into the front entry and breezeway and add even more security to the office spaces within- Fully air-conditioned throughout with 7 split system air conditioning units- The front office has full ceiling to floor glass panels taking advantage again of natural light- Reception area has its own toilet facility- Designated office spaces to include free standing desks and overhead storage to 4 cubicles- Renovated, contemporary kitchen and lunchroom- A generous floor plan, the tongue and groove walls and ceilings a feature- Wheel chair access by way of a ramp is insitu, there is a wheel chair friendly wc- Internally a powder room for staff makes a total of 3 toilet facilities **LEASE INFORMATION**:- \$33,800 + GST + **OUTGOINGS**- Rates approx \$9500 per annum- Current lease 01/09/2023 until 31/08/2025 (no option)**As the property is leased, inspections are by appointment and with appropriate notice to arrange a mutually beneficial time.**Please note that old photos have been used for marketing purposes as the property is currently tenanted. Get in touch with Alicia for more information and to arrange your viewing.**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**