

**32 Boles Street, West Gladstone, Qld 4680**



**House For Sale**

Saturday, 27 April 2024

32 Boles Street, West Gladstone, Qld 4680

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 1034 m2**

**Type: House**



Jay Ellison  
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**\$429,000**

What a great location, elevated position in a cul-de-sac street, walking distance to local state and high schools and central to everything you need in Gladstone. Built circa 1980, here's a snapshot of this large two level home: **PROPERTY'S PROUD FEATURES** • Solid brick home on two levels • Elevated block with two street access points • Perfect for dual income potential or dual family living • Upper level wrap verandah and lower level patio offers individual spaces to relax **INTERNAL INVENTORY – UPPER LEVEL** • Upstairs features floating timber flooring throughout • Bathroom is very functional and waiting for a modern upgrade • Current functional kitchen with potential to upgrade and improve • Large lounge room with ceiling fan and access to the wrap around verandah • Three generous sized bedrooms all with timber look flooring and ceiling fans **GROUND LEVEL / SECOND RESIDENCE** • The downstairs part of the home offers completely separated living • There's two very large bedrooms with ceiling fans • Bathroom includes a shower, basin and wc • A functional kitchenette provides everything required to cook up a storm • There's a large lounge room and separate dining area overlooking the patio **EXTERNAL ATTRIBUTES** • Separate driveways provides access to each level • The house is set back off the street on a generous 1034m<sup>2</sup> block • A front grassed yard provides safe play area for young family and pets **WHAT'S GREAT ABOUT THE AREA?** • Walking distance to Gladstone West State Primary and Gladstone State High School • Nearby Night Owl Shopping Centre includes groceries, cafes and cinema • The Gladstone Hospital is a three minute drive away as is the CBD center The current owner is finally letting the family home go after 27 years of ownership. A solid built brick home, having potential for dual income or dual living will suit many buyer types. Don't delay, call Jay NOW for more information.