

33 Fletcher Street, West Gladstone, Qld 4680

House For Sale

Wednesday, 20 December 2023



33 Fletcher Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 855 m2

Type: House



Luke Watts
0407899110



Hannah Watts
0749722484

Offers Over \$339,000

There is still time to have your new home secured before the New Year! Do not miss your opportunity to inspect and purchase this exceptional water-front home on a spacious 855sqm block with elevated leafy outlook on the edge of the CBD/Gladstone Harbor. 33 Fletcher Street overlooks the East Shores inlet has undergone a major facelift which will have your heart and soul melting within seconds of stepping through the front door! With quality improvements and attention to detail you won't find elsewhere, this stunning property has an exceptionally reasonable price point and is ready for immediate occupancy on sale with the existing furniture package also available subject to contract price! BE WARNED! There is extremely limited stock in this price range and this particular property offers quite a lot with it's low price tag and 'move in ready' status! Vacancy rates are at 0.6% and rents are rising by the day – Do not miss your opportunity to get into the market before it's too late!

- Unbeatable Location – 30 Seconds to Gladstone Hospital, 1 minute to Gladstone Central/ shopping complexes, 2 minutes to the Gladstone Marina/ East Shores, restaurants, cafes and much more!
- Elevation! The property boasts elevation with gorgeous river and mountain views with well established native trees creating an outlook most could only dream of waking up to daily.
- Fully Renovated! Exceptional improvements are observed throughout the residence having only just been completed in recent months.
- 3 spacious bedrooms with 2 large enough for king sized beds (one of the larger rooms is currently being utilized as an office)
- Air-conditioning in the living room and one bedroom and all rooms have ceiling fans!
- Stunning polished timber floors compliment the renovations and tree-top ambiance
- Renovated kitchen with extra deep double sink, dishwasher, dedicated fridge housing, range hood, large pantry and quality finishes – also takes in the elevated water aspect
- Open Plan living/kitchen/dining with double door access to front and side decks
- Combined laundry and bathroom which is neat and complete with loads of storage space, quality tile work/finishes, spacious vanity and shower over bath.
- Need room for larger vehicles? This property offers excellent side access down both sides of the house, allowing for caravans/boats and much more!
- The block itself is a blank canvas of sorts, ready for a new owners vision to transform into the landscape of your dreams, with ample existing flat space to work with and improve!
- Spacious carport/ workshop on the lower level is neat as a pine with roller doors on 2 sides allowing for excellent ventilation and a place to tinker
- Extra deep carport with electric roller door plus additional shade sail to the left hand side allows quick access to the external staircase leading you to the upper level.
- Smart-phone compatible security system with 5 hardwired cameras and additional 360 degree camera
- Furniture package available pending contract price

Once again, this property has been priced for immediate sale as the sellers are committed elsewhere! Start 2024 on the right foot by getting both through the door before Christmas! Contact Luke Watts from The Watts Team @ LOCATIONS estate agents today for details on the next available inspection. Council Rates - \$3,400 approx per annum Estimate Rental Appraisal - \$420 to \$450 per week**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**