

36a Kent Street, West Gladstone, Qld 4680



Block Of Units For Sale

Friday, 3 May 2024

36a Kent Street, West Gladstone, Qld 4680

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 673 m2

Type: Block Of Units



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EXPRESSIONS OF INTEREST CLOSE 5PM MAY 31ST 2024

Hesitation will result in disappointment... Jump into the Gladstone property market before you are priced out... This unique property provides the perfect opportunity to get your feet wet. As the Gladstone market presents absolute value for investors, you do not want to miss this one. NOW is the time to invest. The only way is "up". This privately located property is within walking distance to the Base Hospital and the Night Owl Shopping Centre. Each of the three units offer separate entrances and allocated undercover parking, plus visitor's parking. Each unit has its own private courtyard and clothesline area. Individual electricity meters in place.

Unit #1: Upstairs: Three bedroom unit • Large light filled polished timber and tiled living area • Combined kitchen/dining with ample storage and bench space • Possible 2nd living space and/or office with polished timber flooring • Three built-in carpeted bedrooms with ceiling fans • Bathroom and separate toilet • Internal laundry • Rear private tiled deck overlooking backyard

Unit #2: Downstairs: Two bedroom unit • Modern kitchen • Combined tiled living and dining area • Two large tiled built-in bedrooms • Laundry facilities with access to courtyard • Shower and toilet facilities

Unit #3: Downstairs: One bedroom unit • Combined tiled living and dining area • Kitchen with ample storage; electric oven and cooktop • Large built-in bedroom with • Laundry facilities with access to courtyard • Bathroom facilities: shower, toilet, and vanity with storage

Important Information: • Rates - \$6.900/year (approx.) • Body Corporate - NIL (ONE TITLE) • Separate electricity meters • Rents: Unit #2 - \$270/week - October 2024; Unit #3 - \$270/week - May 2025; Unit #1 - Anticipated Rent - \$360/week (approx.) • Gross Rent - \$900/week (approx) - WOW!!! A once is a lifetime opportunity to secure this ideal investment property. What a great return... What wait...?*

Photos used for advertising are from a previous transaction. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property. *