

**4/15 Roberts Street, South Gladstone, Qld 4680**



**Unit For Sale**

Wednesday, 8 May 2024

4/15 Roberts Street, South Gladstone, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 93 m2**

**Type: Unit**



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## Offers Over \$225,000

Needing an affordable option but don't want the burden of maintenance/ renovation? Or are you chasing a solid investment option in one of Queensland's most popular, growing regions with sub 0.5% vacant rates and falling? Look no further! 4/15 Roberts Street cannot be beat by the competition for what it's offering at this price! This unit has been owner occupied since 2003 and has been exceptionally well cared for in addition to a receiving number of recent improvements/ renovations including a brand new kitchen in the recent months – Never Used! • Storage and parking options like none other with 2 separate garages – one of which is extra deep and with extra high ceilings ideal for above head storage options. • Step inside and immediately feel the ambiance created by a fresh paint job top to bottom with light and bright color tones and all new carpet on the upper level! • Genuinely spacious and air-conditioned living/dining area which flows out to the external living areas via two sets of sliding doors with security screens. • The outdoor area is fully fenced and cemented for low maintenance living and backs onto council parklands meaning no rear neighbours! The fencing here is also extra high creating a great sense of privacy from the neighboring units. • Step back inside and find the BRAND NEW kitchen only completed in the recent weeks. With brand new appliances including dishwasher and glass cooktop, double sink, pot draws and spacious fridge housing and laminate benchtops, this is a significant improvement you won't find elsewhere! Great opportunity to improve if required with easy addition of overhead cupboards. • The kitchen connects directly to the dedicated laundry room making multi-tasking a breeze! • Step upstairs now via the internal exposed timber staircase (with storage options underneath) to find the main bathrooms and 2 bedrooms – Remember! – Fully repainted and brand new carpets that have been barely walked on! • The bathroom is modern having been renovated since it's construction and is neat as a pin with separate shower and bath! • The 2 bedrooms are freshly carpeted and both having sliding robes, fans and split system air-conditioning. The main even has its own dedicated desk/office nook which would suit a variety of purposes! • This package truly offers so much and has been priced exceptionally well for a swift sale! Strictly offers OVER \$225,000 will be considered. Make no mistake – Properties across the board are moving exceptionally fast and an option like this with it's renovations and size is going to be no exception to this trend! Be one of the first to enquire and make the inspection time or you will most certainly miss out! Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing time and we look forward to showing you though! Council Rates - \$3,500 approx per annum Body Corporate Levies - \$3,230 approx per annum Estimate Rental Appraisal - \$440 to \$460 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\*\*