

# 4 Smith Street, West Gladstone, Qld 4680

## House For Sale

Tuesday, 19 December 2023



4 Smith Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



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## OFFERS OVER \$375,000

Situated on a spacious 708m<sup>2</sup> allotment and boasting a powered shed, 5kw solar system, double bay carport and fully air conditioned throughout this versatile home ticks all the boxes whilst still being within an affordable price. Located in the popular and convenient suburb of West Gladstone this prime position is within walking distance to the Gladstone shopping centre, Chanel College and so much more. At a glance; - Three well-sized bedrooms featuring air conditioning, timber floors, built in robes and blinds. - Modern bathroom offering shower, vanity and separate toilet for added convenience. - Spacious living room perfectly positioned away from all the bedrooms and features split system air conditioning, timber floors and curtains. - Stylish kitchen located at the heart of the home which is equipped with electric oven, electric cooktop, dishwasher and plenty of storage throughout. - Second living area which is a real highlight of the home and really sets this home apart from others in the area. This real value adder can be used as a second tv room, rumpus space or multipurpose room. - 6 x 6 double bay powered shed plus 3m awning - 3kw solar power and new solar hot water system to help reduce those costly power bills - Fully fenced backyard with established gardens gives this property that real homely feeling - 7.5 x 6.6 x 3.3 high carport which is perfect to accommodate a boat, caravan or cars. Council Rates: \$3,400 per annum approx. Rental Appraisal: \$440 to \$460 per week approx. There isn't a home currently on the Gladstone market that offers this much value for money. Make your move today and call 4 Smith Street, West Gladstone home. Contact Michael Byrnes on 0405 954 034 or email [Michael@locationsestateagents.com.au](mailto:Michael@locationsestateagents.com.au) for further details. \*\*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\*\*