

**47 Rossella Street, West Gladstone, Qld 4680**



**House For Sale**

Saturday, 18 May 2024

47 Rossella Street, West Gladstone, Qld 4680

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 855 m2**

**Type: House**



Jay MurrayLowe

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**\$449,000**

This substantial brick home presents a fantastic opportunity for both investors and families seeking an ideal residence. Currently tenanted, this property promises immediate rental income while also serving as a comfortable and spacious family home.

**Key Features:**

- Prime Location:** Conveniently situated within walking distance to the local hospital, cinema, and shopping center, ensuring ease of access to essential amenities and entertainment options.
- Spacious Layout:** The home boasts three bedrooms on the upper level and two bedrooms on the lower level, providing ample space for a growing family or accommodating guests. A bathroom is also located on the lower level for added convenience.
- Versatile Living Spaces:** Enjoy a large sunroom perfect for relaxation or entertaining guests, and a roomy rumpus room ideal for family activities or as a play area for children.
- Outdoor Appeal:** Set on an impressive 855sqm block, the property features a generous rear yard, offering plenty of space for outdoor activities, gardening, or potential future extensions.
- Well-Appointed Kitchen:** The spacious kitchen is designed to cater to all your culinary needs, with plenty of storage and preparation space to inspire your inner chef.

**Council Rates-** Approx \$3,500 per annum  
**Currently rented at** \$450 until February 2025.  
**Market Rental Appraisal -** \$520 - \$530

Don't miss out on this incredible investment or the perfect family home that combines convenience, space, and potential. Contact us today to arrange a viewing!