

# 5/104-106 Central Lane, Gladstone Central, Qld 4680



## Apartment For Sale

Thursday, 4 April 2024

5/104-106 Central Lane, Gladstone Central, Qld 4680

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Luke Watts  
0407899110



Hannah Watts  
0749722484

## Offers Over \$299,000

Needing a centrally located and spacious unit in the absolute center of it all? Look no further as unit 5/104-106 Central Lane has JUST hit the market and ready for new owners today! Currently owner occupied and exceptionally well kept, this rare opportunity in one of the more exclusive/quality build unit complex is an ideal investment purchase or home for those looking for central, low maintenance living. Be warned though! Properties of this nature are selling FAST to investment purchasers often within days of hitting the market. Current vacancy rates are around 0.5% and rents are on the rise. So don't delay and be sure to make the first available inspection time!

- Spacious floorplan is notably larger than most 2-bedroom units developed around this era
- Position is PERFECT in the heart of the CBD though still in a quite but incredibly central street providing walking distance to a large variety of shops/parks/schools/cafes/restaurants/medical facilities and much much more!
- Elevator in complex and gated/secure carparking for unit occupants via sliding electric gates
- The photos showcase just how spacious the living/kitchen/dining is.
- Fully air-conditioned throughout with separate split system units
- Stylish, ultra-modern kitchen with stone benchtops, floor to ceiling cabinetry, spacious fridge housing, dedicated microwave housing, loads of pot draws, dishwasher, double sink, dedicated pantry and provides easy access to the laundry which provides additional bench space and built-in cabinetry.
- Both bedrooms are incredibly spacious with sliding mirrored robes, carpets, fans, air-conditioning and built-in study recesses.
- In addition to each bedroom having their own office/study nook, there is a third dedicated office area in the hallway!
- The primary bedroom has its own dedicated and private ensuite while the second bathroom has been cleverly designed to allow direct access via the 2nd bedroom and a separate entrance via the hallway.
- Both bathrooms have floating vanities with stone bench-tops, extra high tiling on all 4 walls and the main bathroom has a shower over bath.
- Elevated outlook from the extra wide outdoor living area which is approx. 23m above sea level (according to online resources), offering a pleasant outlook. This unit is available for purchase today for vacant possession on sale and would rent exceptionally well with our current demand for accommodation in the region. Get in quick and be one of the first to inspect! Contact Luke from The Watts Team @ LOCATIONS estate agents in Gladstone for details on the next available viewing.

Body Corporate Rates: \$8,068p/y approx. Local Council Rates: \$2,430p/y approx. Estimated Rental appraisal: \$400 - \$440 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\*\*