

# 72 Ann Street, South Gladstone, Qld 4680



## Sold House

Wednesday, 23 August 2023

72 Ann Street, South Gladstone, Qld 4680

**Bedrooms: 11**

**Bathrooms: 5**

**Parkings: 4**

**Area: 1105 m2**

**Type: House**



Hannah Watts

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**\$737,000**

The Gladstone market is heating up with demand for rental accommodation at a near all-time high with no sign of slowing down. Now has never been a better time to secure a quality investment option in our bustling region and this such option is one the rarest you will find! Just a short 2km drive to the CBD and further 1km to the Gladstone Harbour, 72 Ann Street is located in a prime position to consistently appeal to the renting market time and time again. The complex boasts 3 properties on a 1,105sqm central block with one title. It includes a 3 bedroom home (with additional multi-purpose rooms on the lower level) and 2x3 bedrooms duplex at the rear built only in 2012. All three properties are currently tenanted with exceptional occupants (Further details below), at a combined rental yield of \$1,190 p/w and multiple renewals are already in place for the end of the existing leases. The option is yours to either rent all three properties or consider living in one with an additional generated income that you can keep a close eye on. One thing is for certain either way – this is a brilliant purchase at an almost generous figure. Get in fast. Details below:

**72A: 3 Bedroom Home with additional multi-purpose rooms downstairs.** Current Rental - \$380p/w until 10/10/23 (Lease renewal already in place for \$430 from 10th October!)\* Set over 15metres away from the road, ideal for privacy and road noise mitigation\* Circa 1985 build\* Upstairs features Kitchen/living/dining area, front balcony, 3 bedrooms and main bathroom with separate shower and bath. Air-conditioning in the main bedroom and living area.\* Downstairs features an exceptionally spacious tiled area with access front and back, 2 generously sized multi-purpose rooms with sliding robes (one is air-conditioned), laundry and previously renovated bathroom with shower over bath and separate toilet. \* Dedicated flat backyard is quite private and fully fenced suitable for kids and pets!\* Unique and handy shoehorn driveway allows for a substantial amount of off-road parking for multiple tenants and allows for extra-large vehicle access such as vans and boats.

**72B&C: Modern duplex (2 x 3bedroom/2bathroom units)**Current Rental 72B - \$380p/w until 27/12/23 (Lease renewal pending)Current Rental 72C - \$430p/w (Lease terms TBA)These properties are a mirror image of each other, and both offer: \* Extra high ceilings on both levels and air-conditioning throughout \* TRULY spacious open plan kitchen/dining/living area which is fully tiled throughout\* Brilliant kitchen with massive fridge housings, stone-look laminate bench tops, walk-in pantry, dishwasher, double sink, floor to ceiling cabinetry, all modern appliances with range hood over glass cooktop, 3-seater breakfast bar and loads of storage space.\* Internal timber stairs case which allows for considerable storage options underneath.\* 3 spacious bedrooms with the main offering a unique design/layout with it's own private balcony, walk-in-robos and full ensuite.\* Main bathroom has separate shower and bath\* Single lock up car accommodation PLUS additional open bay carpark.\* Dedicated fenced area ideal for families and pets

Make no mistake, the property has been EXCEPTIONALLY well priced for a swift sale with motivated sellers. Contact Luke from The Watts Team @ LOCATIONS estate agents today to arrange your formal viewing. Inspection Requirements: \* 48 Hours' Notice required for viewings\* Inspection times strictly limited to weekdays before 5pm

Council Rates \$12,000 approx per annum\*\*Please note that the images used for marketing purposes have had virtual enhancements for the purpose of removing the tenants belongings at their request\*\*\*\*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\*\*