

**72 Sutton St, Barney Point, QLD, 4680**

**RE/MAX** Gold

**Sold House**

Thursday, 20 July 2023

72 Sutton St, Barney Point, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Mcleod

## Your Own Piece of Rare Gladstone Waterfront Living

There's only sixteen properties in Gladstone with absolute harbour waterfrontage. Here's your chance to own one at a price you'd be hard to find on the Queensland eastern coast. Imagine Easter from either your backyard or living area vantage points, watching the yachts cruise down the harbour as they finish the annual Brisbane to Gladstone Yacht Race. There's always something happening in our busy port, and it'll be all yours to enjoy when calling this long established, updated property, home.

Downstairs: \*Landscaped gardens surround the home \*Gated side access for additional boat, trailer or van parking \*Garden shed \*Large double garage with auto entry, workshop space and laundry space \*Separate rumpus room with 2nd toilet and vanity - accessible from front and rear \*Choice of two entertaining decks - the larger main deck takes advantage of the harbour views and sea breezes \*Smaller grassed area and completely fenced at the rear of the home  
Upstairs: Harbour views from the open living area and kitchen, rear verandah, bedroom two and the master bedroom \*Re-modelled galley style kitchen with breakfast bar island bench, electric cooking appliances, rangehood, dishwasher, large pantry and plenty of cupboard storage \*Adjoining dining room and lounge space with built in entertainment cabinetry and large split system airconditioner \*Three bedrooms in total, all airconditioned and built in robes to the master and bedroom two \*Huge master bedroom featuring an large adjoining dressing room with a wall of built in robes \*Bathroom is spacious and has a corner bath with shower over, vanity and toilet \*Natural wood accents flow flow throughout the home, including timber floors.

The home is vinyl clad on the upper level - the perfect low maintenance solution for seaside living, and the lower level is all brick. You'll enjoy the energy savings through the solar panel system fitted to the home and all the extra parking available on the property. just minutes to Barney Point parklands, the foreshore walking trails are right on your doorstep and Yaralla Sports Club and local shopping is a short walk away. This truly is an opportunity not to let slip through your fingers. Serious, purchase ready buyers are invited to contact me to arrange your inspection by appointment only. \*\*Don't forget to check out the 360 virtual tour and walk through video for a real time view of this great property.