

# 8 Franklin Court, New Auckland, Qld 4680



## Sold House

Saturday, 25 November 2023

8 Franklin Court, New Auckland, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



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**\$439,000**

Located in the popular and family friendly Vantage Estate this modern four bedroom home offers a spacious floor plan that flows seamlessly for families both small and large. Boasting two separate living spaces and a spacious open plan living design this quality home is awaiting it's new owner to call home. Tucked away at the end of a quiet cul-de-sac and within walking distance to parks and walking tracks this ritzy residence is fast becoming one of Gladstone's most sought after. Perfectly positioned only minutes from Kirkwood Shopping Centre, Harvey Road Tavern and schools this young estate offers the very best in convenience. At a glance;- Four well-sized bedrooms featuring mirror built in robes, security screens, blinds, ceiling fans with the master bedroom being finished off nicely with walk-through robe, split system air conditioning and spacious ensuite with shower, double vanity and toilet.- Family sized main bathroom offering bath, shower, vanity and separate toilet for added convenience.- Front living room perfectly positioned away from the kids bedrooms and can easily be turned into a dedicated media room or activity area. - Streamline kitchen located at the heart of the home and overlooking the spacious open plan living area. Equipped with stone bench tops, electric oven, electric cooktop, dishwasher and breakfast bar.- Open plan living/dining area is enormous in size and is a real winner for this home. Offering split system air conditioning, blinds and direct access to the outdoor patio area this well designed floor plan is one of the best you will find in the market.- Tiled undercover patio area is the ideal spot to entertain family and friends. Overlooking the backyard this spacious patio is ready to be used all year round.- Fully fenced 695m2 allotment which is low in maintenance and high in potential. This is a blank canvas for you to turn into the outdoor area of your dreams. - Double lock up garage with internal access - Rental Appraisal Range : \$480 - \$500 per week- Council Rates : \$4,200 approx per annum Ticking so many boxes at an affordable price this excellent opportunity will not last long in today's market so make your move today and call 8 Franklin Court home. Contact Michael Byrnes today on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) before it's too late.\*\*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\*\*