

**87 Off Lane, South Gladstone, Qld 4680**



**House For Sale**

Friday, 19 January 2024

87 Off Lane, South Gladstone, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



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## Offers Over \$415,000

The Watts Team @ LOCATIONS estate agents are proud to welcome their first new listing of 2024 and what an amazing opportunity it is! Tucked away in a quiet street just a short 2 minutes' drive to the CBD/ Shops/ Restaurants and Barney Point Beach, 87 Off Lane is vacant and ready for new owners today! Stunning renovations and refurbishments with well established trees, multiple outdoor living areas and a near self contained flat on the lower level will be exceptionally well received in our busy market! Opportunities like this do not remain available for long so be enquire fast! • Rare and highly desired Queenslander Style home. These properties are a dying breed and rarely presented to market in such good condition! • 3 Bedrooms (2 up, 1 down) with the lower bedroom/rumpus acting as a near fully self contained flat with small improvements to the kitchenette. This area has it's own separate dedicated entrance perfect for those looking for separate/dual living and privacy. • Extra high ceilings on the upper level with well maintained tongue-and-groove wall paneling! • Air-conditioned living and main bedrooms • 2 spacious bedrooms on the upper level with an open plan living/kitchen/dining area with access to covered decks front and back • Refurbished kitchen provides loads of bench space, double sink, pantry and room to incorporate overhead cupboards if required. This area connects directly to the living/dining and also provides quick access to the rear, private, covered outdoor living • Fully renovated bathroom with stunning floor to ceiling tilework, seamless flooring stepping into the shower and spacious vanity. • 2 Spacious outdoor living areas which are located front and back on the upper level. The rear deck offers a leafy green outlook and opens up to the living room via 2 sets of sliding glass doors with security screens • Storage is no issue here with a 6x6 colorbond shed in the rear yard with double roller doors/ power and lighting (Note – Shed is not accessible for vehicles) • Well maintained lawns and gardens and the rear is fully fenced • Single lock up garage or workshop under the house with dedicated laundry area and additional storage room. • Brilliant locations close to the CBD/Harbour/Beach and nearly all major amenities • Ample open parking at the front with room for a caravan/boat or multiple vehicles without boxing housemates in! A friendly warning that affordable housing options in the Gladstone region are currently very tight and properties such as this one are selling within days of hitting the market if not sooner! With the features and location of this property it will be no exception to the trend! Contact Luke from The Watts Team @ LOCATIONS estate agents today for details on the next available viewing. Rental Estimate: \$440 - \$460 per week Rates Estimate: \$3,400 per annum

\*\*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\*\*