

9 Larcom Rise, West Gladstone, Qld 4680



Sold House

Monday, 28 August 2023

9 Larcom Rise, West Gladstone, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 642 m2

Type: House



Bevan Rose
0749768000



Aimee Jeffery
0403403485

\$455,000

This property is in a league of its own and YOU could be its lucky new owner. Built by Geordie Lawrie, one of Gladstone's longest standing and highly respected builders, this 225sqm (approx) home with 4 bedrooms and 2 living areas gives inner city living and close to all amenities. With its spacious and practical layout that keeps the modern family in mind. The kitchen is the heart of the home, which overlooks the air-conditioned open plan living/dining areas and offers a unique colour scheme, extra wide bench tops with breakfast bar set-up, dishwasher, double sink, glass cooktops and plenty of cupboard space. All four bedrooms are of excellent size, with the main being exceptionally large and offers air-conditioning for the hotter months, its own private ensuite and walk-in-robos. It's situated at the very back of the home, far away from the living and media rooms, perfect for shift workers. The property is fully fenced and sits elevated overlooking a leafy green nature strip. There is ample flat yard space for the kids and pets with a large, covered patio, serviced by its own ceiling fan, perfect for entertaining family and friends. Believe me when I say that properties in this area of West Gladstone RARELY become available due to the position and privacy. Do not let this opportunity pass you by!

Features:

- * Nestled amongst other quality homes in the heart of Gladstone and a short walk from popular schools
- * Open plan living area and separate formal lounge rooms both boast split system air conditioning
- * Modern kitchen is serviced by a stainless steel dishwasher, electric wall oven, range hood, pantry and ceramic cooktop; plenty of cupboards, pantry and ample bench space including a breakfast bar
- * Four bedrooms with built-in robes and ceiling fans plus a handy separate office with built-in desk
- * Master bedroom is serviced by air conditioning, walk-in robe and ensuite with shower, vanity and toilet
- * Main bathroom incorporates a shower, bath tub and vanity; separate toilet; abundance of storage
- * Built-in linen cupboards in the hallway; utility room with laundry tub, overhead and built-in cupboards
- * Secure parking with a double lock up garage with remote panel lift door; side access to park the boat
- * Outdoor undercover entertainment area; fully fenced backyard, room for a tinny at the side

** Please Note: Old Marketing Photos have been used

**** Please Note: Tenant in place until 16.08.2023 @ \$480 per week

**** Please Note: Floor Plan is an indication only **