

**7/83-85 Auckland Street, Gladstone Central, Qld  
4680**



**Apartment For Sale**

Wednesday, 10 July 2024

7/83-85 Auckland Street, Gladstone Central, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$215,000

Rental vacancy rates are LOW, rental yield is on the RISE, and the price is RIGHT at Unit 7/83-85 Auckland Street! The position is UNBEATABLE in the heart of the CBD and just a minutes' walk to Gladstones' main drag – Goondoon Street. Shops, restaurants, cafes, schools, sporting ovals, parks including East Shores, Gladstone Harbour and more are at your fingertips & within short walking distance. The owners are motivated and have listed the property in the interests of achieving a quick sale! This unit is vacant, clean and ready for either immediate occupancy or a fresh lease with an excellent return potential! • Recently painted throughout! • VERY spacious open plan, living/kitchen/dining room with timber-look vinyl flooring. • The kitchen is very neat and tidy, providing dishwasher, double sink, pantry, overhead cupboards, modern appliances and microwave housing – all connects seamlessly to the living/dining area. • Recently renovated bathroom in top condition with shower over bath and extra wide vanity. • 2 Bedrooms both with built-in-robos. The main bedroom could be either room, though the largest bedroom is at the back, has more storage space and is larger in general. This bedroom also connects to the balcony via double glass doors with security screens! • The balcony is fully covered and is also accessible via the living area in addition to the rear bedroom. • European laundry is nice & tucked away with ample room for washer, dryer & laundry tub. • Under cover parking which is semi-secure and ample street parking. • Walking distance to nearly all major amenities including the CBD's main drag and STUNNING east shores parkland. The property is directly adjacent to Central State Primary School. It's never been a better time to get into Gladstone's bustling real estate market Contact Luke from The Watts Team @ LOCATIONS estate agents today for further information or for details on the next available inspection! Council Rates - \$3,000 approx per annum Body Corporate Levies - \$2,791 approx per annum Rental Appraisal Range – \$340-\$360 P/W \*\*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\*\*