

**11 Koppabella Close, South Gladstone, QLD, 4680**

**Raine&Horne.**

**House For Sale**

Friday, 30 August 2024

11 Koppabella Close, South Gladstone, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Stunning Contemporary Queenslander with Harbour Views & Shed

Have you ever dreamed of living in a stunning contemporary Queenslander which oozes all the charm of yesteryear combined with today's modern conveniences?

Then look no further as Raine & Horne Gladstone are delighted to bring to market this immaculately presented residence that is positioned high in a quiet cul-de-sac location and boasts scenic harbour views from the cool northerly aspect front verandah.

Neither are there any direct neighbours on the northern or southern boundaries as this elevated allotment adjoins an approx. 30m-40m wide Council green belt at the rear of the property and has an approx. 10m wide Council easement across the frontage.

The interior has all the features that you love and are well suited to our tropical lifestyle i.e. three meter high ceilings for light an airy atmosphere, polished hardwood floorboards, bay window feature in master bedroom, and set of french double doors leading out onto the verandah.

To ensure 24 hour a day comfort, reverse cycle air-conditioning has also been installed in all bedrooms and the open plan designed living areas.

The heart of this home is the well-planned kitchen that is positioned between the spacious formal and casual living areas and fit out includes a walk-in pantry, convenience of a dishwasher, island bench, and breakfast bar which also includes a server window onto the entertainment verandah, a dream kitchen with a view.

Keynote features of this home are:

- Picturesque harbour views from front verandah
- Quiet cul-de-sac location with cool northerly aspect
- Interior features handsome polished hardwood floorboards & 3m ceiling height
- Spread out in the open plan living areas plus second living area
- Spacious newly installed air-conditioned master bedroom with huge w/in robe & bay window feature
- Garage accommodation includes a double bay shed + separate lockup garage
- Brand new HWS
- In floor safe
- GRC easements outside front & rear of allotment - no neighbours

To complete the picture, the suburb of Forest Glen is within short riding or driving distance of the Toolooa High School, Kin Kora Primary School, Botanical Gardens and Kin Kora Shopping complex. Your new address will also be home to many species of birdlife that live in the area and around the Goonannaga (Byelee for Black Duck) parkland and waterway entrance to this Forest Glen "green street" suburb.

Contact Kristal Turner on 0497 260 751 or [kristal.turner@gladstone.rh.com.au](mailto:kristal.turner@gladstone.rh.com.au) today to secure a viewing. Its time to discover this superb character home with scenic harbour views and positioned in a quiet cul-de-sac location ...it is then that you'll believe that dreams can come true!