

16 Watt St, West Gladstone, QLD, 4680



House For Sale

Thursday, 1 August 2024

16 Watt St, West Gladstone, QLD, 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Luke Watts
0407899110



Hannah Watts
0749722484

Highly Versatile! Elevated Central Home with Loads of Options!

This first thing you need to know about 16 Watt Street is that it has been PRICED. TO. SELL! This property has character galore in an elevated LOCATION on the edge of the CBD. There are breathtaking views from most of the upper level windows however the views are still expansive even from ground level! There are a number of additional rooms in this property that are just below living space height however these rooms offer many options for larger families that need the space!

Currently vacant and ready for immediate occupancy on sale, this one is sure to be popular so do not delay!

- Enter the home via the wrap around front deck that spans 3 sides of the home. Through the front entrance, you will be greeted by the open plan living & dining space which is the heart of the upper level connecting well to every room with gorgeous polished timber floors.
- For convenience and ease of access to the lower level, there is an internal timber staircase with exposed timber features ideally located near the entrance.
- Modern kitchen is fresh & bright with white cabinetry & tiled splashback. The kitchen is complete with fridge, microwave & dishwasher housing, electric cooktop & oven, ample cupboard & bench space, double stainless-steel sink, large pantry & large window overlooking the backyard & distant harbour views
- Sliding doors (with new security screens) along the lounge room lead to the deck & external staircases front and back.
- Primary bedroom is spacious & features sliding spacious mirrored robes & ensuite. The ensuite is complete with near-new shower, toilet & his & hers vanities and storage.
- 2nd bedroom is also of great size, and located on the upper level with polished floors, sliding mirrored robes & ceiling fan.
- Heading downstairs you'll find the second bathroom complete with double sinks, toilet & shower.
- The choice is yours! Multi-purpose Extra-large 3rd bedroom OR additional living space on the lower level. Disclaimer: The laundry is openly connected to this area however the space is certainly large enough to partition if required.
- 2 additional rooms downstairs with tiled flooring & sliding robes - While these rooms have both been used as bedrooms in the past, they are slightly under the required 2.4m height to be classed as living space but still perfect for larger families!
- Single bay shed in the back yard perfect for storage & has roller door for secure car accommodation.
- Dual driveways mean there's plenty of room for vehicles! Park in the open areas or undercover in the carport/lean to or drive through to the rear yard on either side.
- Near fully Fenced back & front yards. The backyard has a gorgeous mango tree & lots of lawn for the kids & pets to play!
- Copies of recent Building and Pest Inspections available on request!

This property offers quite a lot in both space, location and character! A perfect refurbishment project that's still move in ready and ripe for improvement! Contact Luke from The Watts Team @ LOCATIONS estate agents today for details on the next available viewing!

Council Rates - \$3,200 approx per annum

Prior lease price \$400 P/W and last known rental price change 25/05/2023

Current Rental Appraisal - \$440 - \$470 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****