

**22 Walters Avenue, West Gladstone, QLD, 4680**



**House For Sale**

Saturday, 10 August 2024

22 Walters Avenue, West Gladstone, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## ENTERTAINERS DREAM ELEVATED BLOCK WITH EXPANSIVE VIEWS TOWARDS THE CITY

This charming 3-bedroom residence offers a perfect blend of comfort, convenience, and easy living!

Situated in a family-friendly neighborhood, this home is just a stone's throw away from schools, shops, sporting ovals and so much more. With the convenience of having everything you need right at your doorstep, this property is going to appeal to many, so be quick!

Walking in the front door, you instantly take in the view that opens up from three sides of the property.

An easy care kitchen and living area with the appeal of quality appliances, updated cabinetry and a service window for entertaining.

This home is offering three bedrooms, all with built in robes and fans for those warm summer evenings with the master having the edition of a split system air conditioner.

The updated bathroom has the double vanity, and overly large shower cavity and a separate toilet for privacy.

When walking through the kitchen area you will notice two 'crimsafe' doors that open on to the rear balcony, where you are overlooking a well established lawn, and garden which has been retained for convenience and serviceability.

### FEATURES INCLUDE:

- Highset 3-bedroom home, just two minutes to the CBD!
- Excellent street appeal in a family friendly location
- Air-conditioned open plan living space
- Open Planned kitchen with electric wall oven & hotplate, dishwasher, decent pantry and breakfast bar
- Air-conditioned main bedroom with built-ins and ceiling fan
- 2nd and 3rd bedrooms both offer built-ins and ceiling fans
- Main bathroom with shower and vanity, separate toilet
- Laundry room with linen cupboard and additional storage cupboards
- Security screens and doorways throughout, along with curtains or blinds
- Fully fenced yard with pebblecrete pathways and quality retained areas
- Private rear entertaining area offering a large covered balcony for entertaining needs
- Double garage under the home with remote doors, sealed floors and ample storage or workshop space
- Easy to care for level rear yard with excellent landscaping in place
- Established trees and gardens

Whether you're taking your first step onto the property ladder or looking to expand your investment portfolio, this appealing home ticks all the boxes! With its attractive features and desirable location, it's sure to appeal to a wide range of buyers and inspections are highly recommended!

For more information or to book your private inspection, contact KYLEE from ELDERS GLADSTONE & TANNUM SANDS