

33 Higgins Street, West Gladstone, Qld 4680

House For Sale

Wednesday, 19 June 2024



33 Higgins Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 809 m2

Type: House



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Offers Over \$329,000

Presenting a unique and rare opportunity, 33 Higgins Street is now on the market for the first time. Situated on a spacious 809sqm allotment, this cherished family home has been held by only one owner for the past 60 years. Nestled across a single level on a flat land parcel, this property is an idyllic position in the highly sought-after suburb of West Gladstone. This property holds immense potential, as it is ready to be lived in, renovated or rented out. Located just two kilometers from the CBD, this charming property offers a superb lifestyle address in one of Gladstone's most desirable suburbs. It combines an attractive location with versatile possibilities for its new owners. Inside, the home is exceptionally presented with high ceilings, traditional details and light-filled rooms. The spacious lounge room has air conditioning and provides direct access to the front porch, a comfortable space to relax and enjoy your morning coffee. Step into this inviting kitchen featuring warm wooden cabinetry and a spacious layout. This room boasts an ample amount of storage space with multiple cabinets and drawers, including a built-in pantry and elegant glass-fronted display cabinetry. The kitchen is equipped with modern fixtures including built-in rangehood, electric cooktop, air conditioning, double sink and wall-mounted oven. The primary bedroom is generously spaced and offers floor-to-ceiling mirrored built-in robes with plenty of shelving and hanging space. This room also includes split system air conditioning and large windows, inviting plenty of natural light. The two additional bedrooms are carpeted, both with built-in robes and one with an air conditioner. Each bedroom features windows with decorative cornices, enhancing the traditional feel of the home and adding a touch of classic charm to every room. This unique set up boasts two bathrooms, one offering a bath, beautiful timber vanity and linen cupboard. The second space is located off the laundry and presents a shower and separate toilet, ensuring additional convenience and comfort for all. Embrace the vast backyard space with open arms, a large open area with array of possibilities. Whether you're dreaming of a garden, a play area, or an outdoor entertainment area, this backyard can accommodate it all. Your vehicle will find its place in the garage or use the space as a shed for additional storage or projects. This unique piece of real estate in the heart of West Gladstone is an opportunity you won't want to miss. Whether you're a first-time homebuyer, a family looking for a cozy residence, or an investor seeking a valuable asset, 33 Higgins Street is the perfect choice. Important Information: Property has been "Owner Occupied" for the last 13 months, no last rental increase advised. Rental Appraisal - \$440 - \$460 per week Council Rates - \$3,400 approx per annum Building and Pest Inspection reports available Don't miss your chance to secure this charming property with endless potential in a prime location. Contact REANNA GRAHAM today to arrange a viewing and experience the allure of 33 Higgins Street for yourself. **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**