

**33 Mellefont Street, West Gladstone, Qld 4680**

**House For Sale**

Saturday, 29 June 2024



33 Mellefont Street, West Gladstone, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 703 m2**

**Type: House**



Luke Watts  
0407899110



Hannah Watts  
0749722484

## Offers over \$315,000

Attention buyers of the 4680 postcode! This is one opportunity you cannot afford to sleep on. 33 Mellefont Street is well located in the heart of the Gladstone with all major amenities just a short drive away with major shopping centres, schools and parks at your fingertips. Some modest improvements here have the potential to pay off in spades with Gladstone's property market currently seeing exceptional growth with rental vacancy rates sitting around 1%! Get in quick or you will miss out!

- High-set home with lock up garage with additional space plus secure room on the lower level (Lots of room for storage/workshop space!)
- Fully fenced block with side access potential on both sides
- Spacious front deck which is extra deep, fully covered, and connects well to the living/kitchen/dining area
- Hardwood timber floors on the upper level
- Covered space fronting the downstairs room also underneath the deck above!
- Spacious kitchen with loads of bench space, dedicated pantry, dedicated microwave housing, double sink, server/breakfast bar and connects well to the laundry
- Main bathroom with shower-over-bath and spacious built-in linen cupboard
- 3 good sized bedrooms, 1 with sliding mirrored robes

This property is being sold AS IS WHERE IS in all respects. Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing time! Council Rates - \$3,400 approx per annum

**\*\*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\*\***