

43 Barnard Street, Gladstone, NSW, 2440



House For Sale

Saturday, 24 August 2024

43 Barnard Street, Gladstone, NSW, 2440

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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AMAZING! HOME, SHED, STUDIO ON TWO SEPARATE TITLES OF LAND - 812sqm

Inspections Start: 4th September, 2024

My first reaction was 'Oh yeah, yes it is in glorious Gladstone village!' Then my second reaction was 'wow, there's actually two separate titles here!'

Yes, two building blocks - Lot 13 and Lot 14

Wow, interesting and this throws a whole new aspect (or two, or three) on this Gladstone opportunity.

Aspect 1: Keep as is and enjoy a large block, a house and a shed/studio all to yourself.

Aspect 2: Submit a DA to realign the block boundaries and build a second home at the rear.

Aspect 3: Sell off the house to be removed & re-sited and then develop the two blocks.

With the current layout there is approximately 5m from the left boundary to the left side of the house, and approximately 3m from the right boundary to the right side of the home. You could drive a truck down one side and out the other!

There's plenty of scope for 'Aspect 1'.

The original hardwood character home has had a more modern skillion extension built across the rear of home - and yes, there's no secret the kitchen and bathroom need re-doing. Essentially however the home is solid and easy to 'remove' and be 're-sited' (sell it to someone) or easy to make back to beautiful with your version of bathroom and kitchen.

The rear double garage shed has had the right half transformed into a hairdresser studio with tiled floor, power, water, lining, lighting. It could make a great teenagers retreat.

- 812sqm total (20m frontage 40m depth)
- Lot 13 - 406sqm and
- Lot 14 - 406sqm
- Gorgeous hardwood character home
- 4 bedrooms, 1 bathroom, 1 garage, 1 studio
- (or use as 3 bedroom, 2 living areas)
- Idyllic front verandah + rear covered alfresco
- New roof
- High ceilings
- Slow combustion fire
- 6.6kW solar

A massive precious piece of glorious Gladstone - actually two precious pieces - and a pretty home to cherish or sell.

Can't wait to show you. Call any day, anytime to express your interest.