

7 Quoin Street, West Gladstone, Qld 4680

House For Sale

Thursday, 11 April 2024



7 Quoin Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 627 m2

Type: House



Michael Byrnes
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Offers From \$325,000

Nestled in West Gladstone, 7 Quoin Street presents an enticing opportunity for first home buyers, astute investors, and those considering a comfortable downsize. This delightful house boasts three well-proportioned bedrooms, including one equipped with split system air-conditioning to ensure year-round comfort. Upon entering, you're greeted by the warm embrace of polished timber floors that seamlessly flow throughout the home. The modern, large kitchen serves as the heart of this residence, complete with an electric oven and cooktop, catering to all your culinary desires. The open plan arrangement incorporates the kitchen, living, and dining areas, creating a space for family gatherings and entertainment. The home's versatility shines with the addition of a multi-purpose area, perfect for a media room, home office, or an additional guest bedroom. A separate laundry room adds to the convenience, while the bathroom, featuring a shower over bath and vanity, offers scope for the new owners to infuse their personal touch. Set upon a generous 627 square metre block, the property boasts a level yard. The outdoor space is complemented by a patio area, inviting you to relax or dine al-fresco amidst of mature trees. At a glance:

- Mid-set home on 627m2 partially fenced block.
- Three good sized bedrooms, one with air-conditioning.
- Multi-purpose room great for forth bedroom, media room or office.
- Large modern kitchen, with electric cooktop and oven.
- Timber floors throughout the home.
- Open plan kitchen, living and dining area.
- Separate laundry with access door to carport and clothesline.
- Bathroom offers shower over bath and vanity with separate toilet.
- Paved outdoor patio that steps out to back yard complete with established trees.
- Council rates are approximately \$3400 per annum.
- Estimate rental appraisal is \$400 to \$ 450 per week.

Location is paramount, and this charming property is in within proximity to a primary school, shopping complexes, child care centres, and high schools, all within walking distance. A single parking space rounds off the list of practical amenities. 7 Quoin Street is not just a house but a place to call home – a foundation for memories to be made and cherished. Don't delay contact Michael or Donnella for more information or to book your inspection. **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**