



## 16 HARRIER AVENUE, NEW AUCKLAND, QLD 4680

### Spacious Family Home with Multiple Living Areas Indoor and Out!

Raised eyebrows? Got your attention? Be quick to move on this PERFECT well kept starter in one of the most quite and tucked away locations in Gladstone - 16 Harrier Avenue is the one you're been waiting for! Sitting high and proud in its elevated position with exceptional outlook, this 3 or 4 bedroom home is IDEAL for larger families or even better, those looking for shared living potential!

- 3 Bedrooms (Or 4, if using the downstairs rumpus).
- Downstairs rumpus room is air-conditioned, tiled and perfect as a self contained flat or teenagers retreat.
- Rumpus room has its own bar area with fridge housing AND full bathroom with shower/toilet/vanity (Owners willing to include pool table with sale!)
- Internal staircase leads to upper level with spacious air-conditioned living room and open study or sitting area
- Previously renovated main bathroom with shower over bath and built-in linen press.
- Well appointed kitchen has been renovated in recent years, and boasts all the modern luxuries including dishwasher, range hood, large pantry, dedicated microwave housing,

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**TYPE:** Sold

**INTERNET ID:** 22820214

**SALE DETAILS**

**\$310,000**

**CONTACT DETAILS**

**GLADSTONE**

3/19 Tank Street  
GLADSTONE, QLD  
07 4972 5700

**Luke Watts**

0407 899 110

pot draws and overhead cupboard space!

- Dining area opens out to the rear covered timber deck with external staircase overlooking the rear yard!
- In addition to the deck, there is a large pergola area which opens out from the Rumpus/4th bedroom (Owners willing to include timber outdoor setting with sale!)
- ROOM FOR THE BOAT! In addition to the single lock up garage PLUS workshop area, there is a ideal freestanding area to the side of the home ideal for boat/trailer/3rd vehicle - and of course, plenty of street parking in this no-through traffic location!

Additional features include well established lawns and gardens, fenced yard space at the rear, lawn locker, renovated laundry room in the garage, Solar System, Elevated outlook from living and 2/3 bedrooms, Built-in cupboards and more!

Other features: Built-In Wardrobes, Close to Transport, Garden, Secure Parking, Room for Boat, Fenced Yard

- Land Area 631.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Air Conditioning









