



4 Glenn Court, WEST GLADSTONE, QLD 4680

Great Family Home Close to All Amenities

Eager first-time buyers, savvy investors, and growing families, take note! Situated on a generous 1,067 square metre parcel in the heart of West Gladstone, this single-storey 4-bedroom house plus study/5th bedroom, offers an idyllic family setting within a stone's throw of all local conveniences.

Upon arrival, a welcoming tiled entrance hall leads you to the heart of the home where an open-plan design seamlessly integrates the kitchen, dining, and living areas. The kitchen is a cook's delight with overhead cupboards, a pantry, a dishwasher, and a 900 gas stove with an electric oven, making family meals a breeze. The dining and lounge areas are both air-conditioned and fitted with fans for year-round comfort and flow effortlessly onto a spacious undercover outdoor entertainment area.

Each bedroom has been thoughtfully appointed; the master features built-in wardrobes, air conditioning. The second bedroom mirrors these comforts with built-ins, while the third bedroom boasts modern vinyl planking. The fourth bedroom, complete with built-ins, ensures there is ample space for all.

The study/5th bedroom is a versatile space, equipped with built-ins and a fan, perfect for those who work from home or require an extra room for hobbies. Practicality is

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P166208

SALE DETAILS

**Offers Over \$599,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

enhanced by a well-sized laundry, boasting ample storage and bench space.

Outside, the inground pool promises endless summer fun, and the single bay shed offers additional storage or workshop space with side access to the back yard.. The home comes equipped with a 13.5kw solar system, helping to reduce electricity costs. With such a well-rounded property in proximity to Stockland's Shopping Centre, Kmart, GP Super Clinic, dining options, reputable schools, and sporting facilities, not to mention a short drive to the CBD, 4 Glenn Court is a home that ticks all the boxes.

* Owner Occupied

* Rental Appraisal Guide \$570 - \$590 per week

* Council Rates Approx \$3,950 (excluding water)

* Walk through video available upon request directly to WhatsApp 0417 602 150

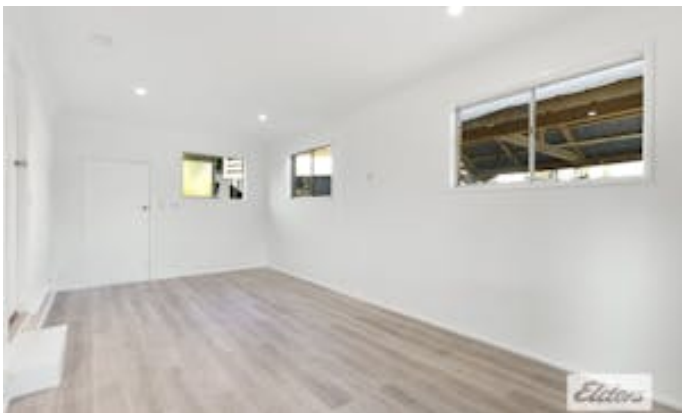
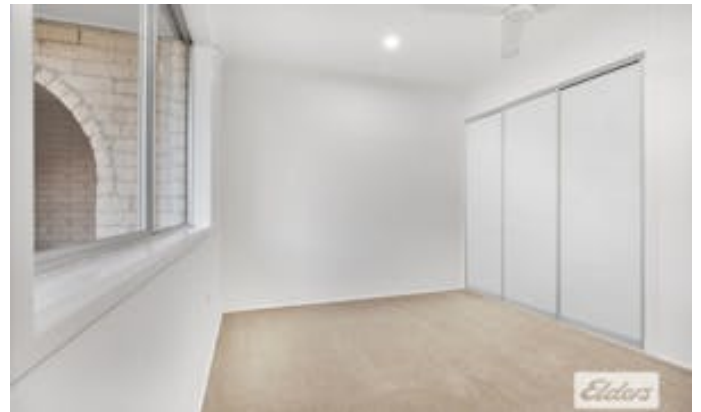
* Being Sold As Is Where Is - Pre List Building & Pest Inspection available for review to Qualified Buyers *

* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows, Pool

- Land Area 1,067.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2











4 GLENN COURT WEST GLADSTONE, QLD 4680

Floor plan is a guide only, not to scale