



## 29 Smith Street, WEST GLADSTONE, QLD 4680

### A Place to Grow, Gather & Call Home

Nestled in the congenial neighbourhood of West Gladstone, 29 Smith Street offers a tantalising opportunity for first home buyers, investors, and families alike, looking for a property with both character and potential. This delightful three-bedroom, two-and-a-half-bathroom split-level house is poised on a generous 645 square metre parcel of land, presenting ample space for outdoor activities and future landscaping dreams.

Upon approaching the residence, you are greeted by an inviting facade that hints at the warmth within. The lower level of this charming property houses a versatile rumpus or games room, perfect for children's entertainment or as an additional family area. Here, you'll also find a convenient bathroom, laundry facilities, and access to the double garage with abundant storage space.

Ascending to the upper level, the heart of the home unfolds with a spacious living, dining, and kitchen area. While the kitchen retains its original features, including a gas cooktop and a breakfast bar, it awaits the touch of a new owner to revitalise and possibly modernise. The adjacent second living space is comfortably air-conditioned, carpeted, and offers serene views of the sparkling in-ground pool.

**TYPE:** For Sale

**INTERNET ID:** 300P183559

#### SALE DETAILS

**Offers Over \$499,000  
Considered**

#### CONTACT DETAILS

**Bevan Rose**  
0417 602 150

The master bedroom, complete with built-in wardrobes and air conditioning, provides a private retreat, as does the second carpeted bedroom with built-ins. The third bedroom also features carpeted flooring and awaits your personal touch. A family bathroom, equipped with a shower, bathtub, and separate toilet, along with a hallway linen cupboard, caters to busy mornings and relaxing evenings alike.

Step outside to the covered deck, an ideal spot for alfresco dining or simply to relax while overseeing the pool area. An added convenience is the third toilet, perfect for guests or when entertaining by the poolside.

Offered "AS IS," this property is a canvas ready for your personal stamp, promising a rewarding project for those eager to create a comfortable and personalised living space. Don't miss out on the chance to make 29 Smith Street your own and begin your journey in a community that offers everything within reach, from shopping complexes to health clinics and quality schools

\* Owner Occupied

\* Rental Appraisal Guide \$540 to \$560 per week

\* Council Rates Approx \$3,750 per year (excluding water)

\* Red border is an indication only

\* For videos, please request directly to WhatsApp 0417 602 150

\* This property is being Sold As Is Where Is and a Pre List Building & Pest Report is available 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.

- Land Area 645.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











