



18 Viewpoint Way, NEW AUCKLAND, QLD 4680

MODERN FAMILY HOME WITH SOLAR + BATTERY STORAGE

Step into your future at 18 Viewpoint Way, a charming residence nestled in the blossoming suburb of New Auckland, Queensland. This pristine family home, spanning a generous 819 square metres, presents an idyllic setting for first-time buyers, savvy investors, and growing families alike.

Boasting four amply proportioned bedrooms, each thoughtfully adorned with carpeting, built-in robes, security screens, and ceiling fans, this home offers peace and tranquility at every turn. Two bedrooms are further enhanced with split system air conditioning, ensuring year-round comfort. The master suite, a sanctuary of its own, features a walk-in robe and an ensuite, plus direct access to the outdoor patio for those serene morning coffees.

Sustainability meets innovation with the inclusion of a 3.5kw solar system paired with a 6.5kw battery storage – a rarity in the Gladstone area and a boon for those mindful of their carbon footprint and energy bills.

The main bathroom caters to all, with a bath, shower, and a separate toilet, while the main living room provides a carpeted, climate-controlled haven for family gatherings. An open-plan living and dining area, secluded from the bedrooms, offers an adaptable

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TYPE: For Sale

INTERNET ID: 300P183859

SALE DETAILS

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

CONTACT DETAILS

Bevan Rose
0417 602 150

space complete with blackout blinds and outdoor access, ideal for entertaining.

At the heart of this home, the kitchen serves as a culinary playground with its dishwasher, electric cooktop, oven, and a sociable breakfast bar.

Nine-foot ceilings throughout bestow a touch of elegance and an airy ambiance, setting this property apart. The outdoor entertaining area is a verdant retreat, surveying a well-manicured and low-maintenance backyard, perfect for both children and pets.

Fully enclosed within a substantial 819m² plot, complete with a fire pit, side access, and tasteful gardens, 18 Viewpoint Way isn't just a house â## it's the home you've been dreaming of.

* Owner Occupied

* Rental Appraisal Guide \$600 to \$620 per week

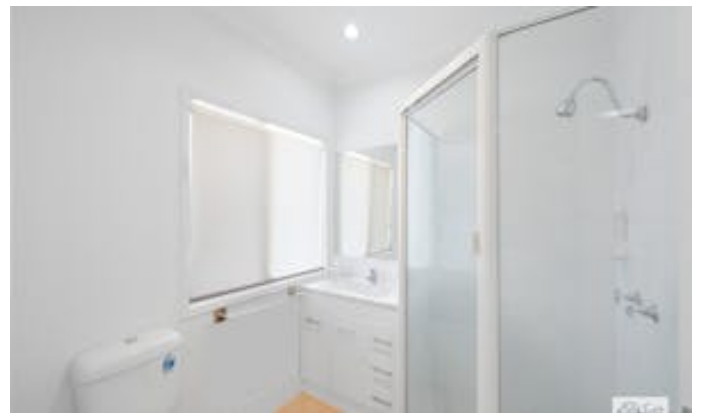
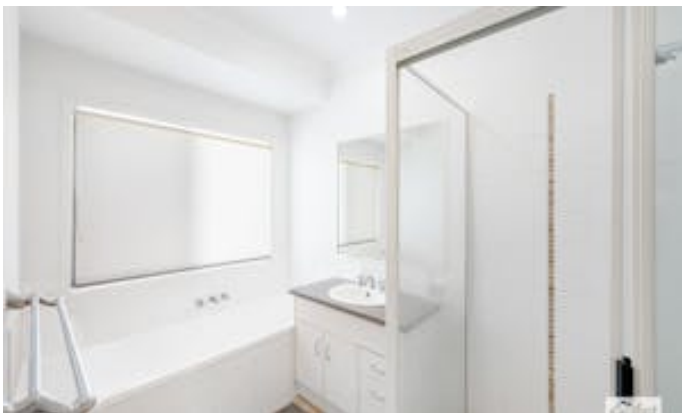
* Council Rates Approx \$4,000 (excluding water)

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

*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: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 819.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





more photos coming soon:

