



## 22 Bell Street, BARNEY POINT, QLD 4680

### Highset Home in Barney Point!

Situated on a generous block in the sought-after suburb of Barney Point, this partially renovated three-bedroom residence seamlessly blends comfort, character, and convenience. Positioned to capture ocean views, the home features a flexible multi-level design that caters to families, investors, and those seeking a property with both personality and practicality.

The thoughtfully designed split-level layout ensures clear separation between living and sleeping zones, enhancing privacy and functionality. Upon entry, you are welcomed into the main living, dining, and kitchen area—an inviting space ideal for everyday living and entertaining.

The timber galley-style kitchen offers ample overhead cabinetry, pantry storage, a standalone oven, and a dual sink. Its generous proportions present excellent potential for further renovation and customisation.

Upstairs, three spacious bedrooms are fitted with new carpets and ceiling fans. Adjacent to the bedrooms is a versatile family room, perfect as a media or rumpus space. The main bathroom services all bedrooms and includes a shower-over-bath combination, complemented by a separate toilet for added convenience.

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:** 300P184831

#### SALE DETAILS

**Offers over \$499,000!**

#### CONTACT DETAILS

**Jay Murray-Lowe**  
0497 508 122

The lower level of the home transforms into an entertainer's haven, ideal for use as a pool room or secondary living area. This space features new carpeting, a bar with plumbing, a tiled seating area, and an additional storage room accessible via the garage.

Outdoors, the fully fenced yard is framed by established gardens, offering ample space for children, pets, or future landscaping projects.

Conveniently located near Yaralla Sports Club, Barney Point Beach, and Yaralla Gym, and just minutes from Gladstone CBD and South Gladstone School, this property offers an enviable lifestyle in a prime location.

Vacant and ready for immediate occupancy-contact Jay Murray-Lowe or Carly Thomas to arrange a private inspection or attend one of the upcoming open homes.

WhatsApp walk-through videos available via 0477 697 727.

Other features: Close to Schools, Close to Shops, Close to Transport, Water Views

- Land Area 617.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage

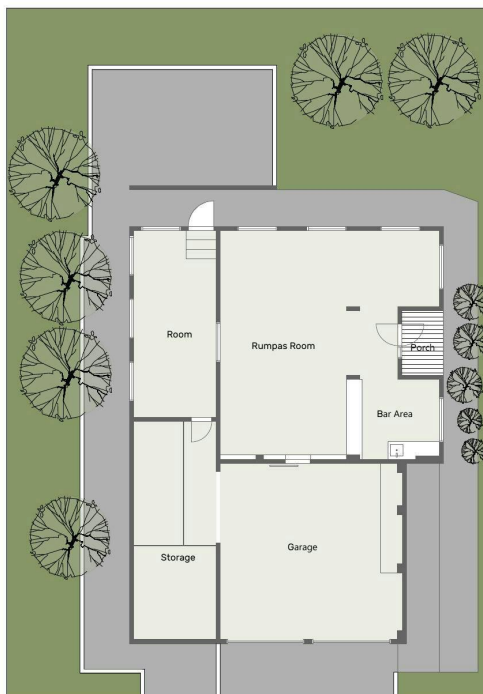












Site Plan / Ground Floor



First Floor



22 Bell Street  
Barney Point

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

