



## 3/95 Auckland Street, GLADSTONE CENTRAL, QLD 4680

### GREAT INVESTMENT IN THE CENTER OF TOWN!

Investment properties in Gladstone are moving quickly, and this well-presented townhouse is one not to miss. Ideally positioned within walking distance to shops, schools, public transport, caf  s, and the marina, this property offers convenience, comfort, and strong rental appeal.

Downstairs features a modern open-plan layout combining the kitchen, dining, and living areas, complete with additional storage under the stairs. There is also an internal laundry and a second toilet for added convenience.

Upstairs, you'll find two generously sized bedrooms, both with built-in robes and ceiling fans.

The main bedroom is air-conditioned, while the central bathroom includes a shower-over-bath, vanity with extra storage, and toilet.

Outside, enjoy a private front courtyard and adjoining grassed area.

The property also includes a single carport plus additional visitor parking.

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:** 300P185742

**SALE DETAILS**

**OFFERS OVER**  
**\$319,000**

**CONTACT DETAILS**

**Kylee Young**  
0428 673 350

#### AT A GLANCE:

- Air-conditioned living area and main bedroom
- Open-plan kitchen, dining, and lounge
- Two spacious bedrooms with built-in robes
- Ceiling fans throughout
- Internal laundry with second downstairs toilet
- Private courtyard and grassed area
- Single carport plus extra parking
- Combination of tiled and wooden flooring
- Walking distance to schools, transport, shopping precincts, caf  s, and marina

#### OUTGOINGS & INCOMINGS

- Approximate council rates: \$3,700 per year
- Approximate body corporate fees: \$3,400 per year
- Year built: 1981
- Tenanted until May 2027 at \$380 PER WEEK

This townhouse presents an excellent opportunity for investors or owner-occupiers seeking low-maintenance living in a central location.

Call KYLEE from ELDERS GLADSTONE & TANNUM SANDS to secure an inspection time!

Other features: Close to Schools, Close to Shops

- Land Area 73.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport
- Floorboards

