



8 Caprice Street, TELINA, QLD 4680

Effortless Living in One of Gladstone's Most Loved Suburbs

Positioned in the heart of Telina—one of Gladstone's most consistently sought-after and family-friendly suburbs—this lowset brick home delivers the perfect blend of comfort, potential, and convenience. Whether you're entering the market, downsizing, or looking for a smart investment, this property offers exceptional value with room to grow.

Set on a generous 726m² allotment, the home features three adequately sized bedrooms, a functional main bathroom, and secure single-car accommodation. Thoughtfully designed for low-maintenance living, this solid brick residence provides a reliable foundation with scope for modern updates if desired.

One of the standout features is the excellent side access, opening up endless possibilities for future improvements. There's ample room to add your dream shed, install a pool, or create a spacious outdoor entertaining area—making it ideal for families, tradies, and anyone wanting space to expand.

The lifestyle on offer here is unmatched. Located just 5 minutes from Gladstone Central Plaza, and within walking distance of the local Drakes supermarket, popular cafes, and parks, you'll enjoy a neighbourhood known for its quiet streets, established homes, and strong community feel.

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: 300P186006

SALE DETAILS

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

CONTACT DETAILS

Bevan Rose
0417 602 150

Whether you choose to move straight in, lease out, or enhance the property over time, 8 Caprice Street delivers lasting potential in a blue-chip Telina location-an opportunity not to be missed.

Contact Bevan Rose at Elders Real Estate Gladstone for more information or to arrange an inspection.

* Vacant

* Last known Rental Increase 27.04.2025 @ \$470 per week

* Rental Appraisal Guide \$500 to \$520 per week

* Council Rates Approx \$4,815 per year (excluding water)

* For video walk through 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, Roller Door Access

- Land Area 726.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





