



18 Mylne Street, WEST GLADSTONE, QLD 4680

Bright, high set house on a quiet street with huge backyard

Tucked away on a quiet street, just moments walk to Gladstone hospital, schools and shopping centre and short drive to CBD, this well maintained home is set on a large, flat, fully fenced block, offers generous space for comfortable living.

The home features three bedrooms, each equipped with air conditioning and two of the bedrooms also include ceiling fans. The living area is bright and welcoming, with timber polished floors and air conditioning (installed in 2023), and there's a veranda at the front - ideal for relaxing or enjoying the morning sun. The solid wood floors throughout the upper level give the home a classic, low-maintenance appeal.

Downstairs offers excellent versatility, with a 3-bay undercover parking area and drive-through access to the backyard. There's ample space for vehicles, trailers, caravans, boats or other outdoor gear. There are no easements on the land.

At a glance:

â## 3-bedroom high-set home close to CBD

â## Veranda at front entry

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: 300P186424

SALE DETAILS

Offers over \$489,000!

CONTACT DETAILS

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Jay Murray-Lowe
0497 508 122

• Air conditioning in all bedrooms and living area

• Ceiling fans in 2 bedrooms and living room

• Fly screens to living area and master bedroom

• 3-bay undercover carport

• Drive-through access to large, fully fenced backyard

• Hard wood floors

• Garden shed

Council rates estimate is \$3,590.69 per annum if paid on time.

The last rent increase was on 27/11/23 at \$440 per week, a new owner can advertise for a higher amount.

Rental appraisal is of \$480- \$500 per week.

This property will be sold with vacant possession, making it an ideal choice for both investors and owner occupiers seeking a well-located home with room to grow.

Building and pest report is available upon request.

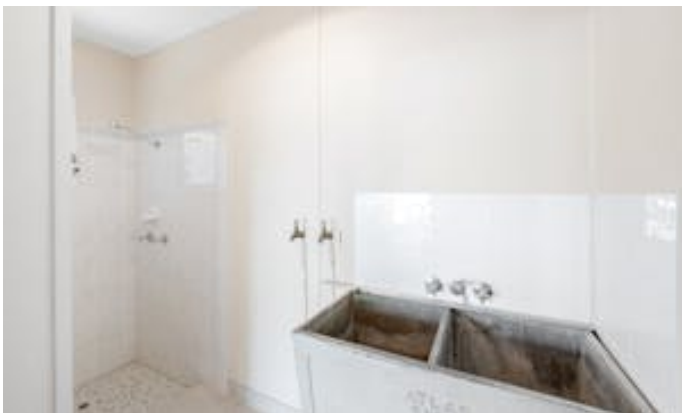
A walk-through video can be obtained via Whatsapp if you message 0477 697 727

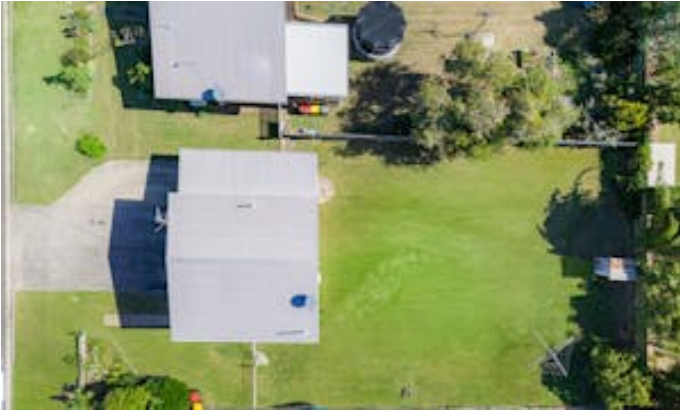
Call Jay today to organise an inspection or keep an eye out for the open homes! This property is vacant and ready for its new owners!

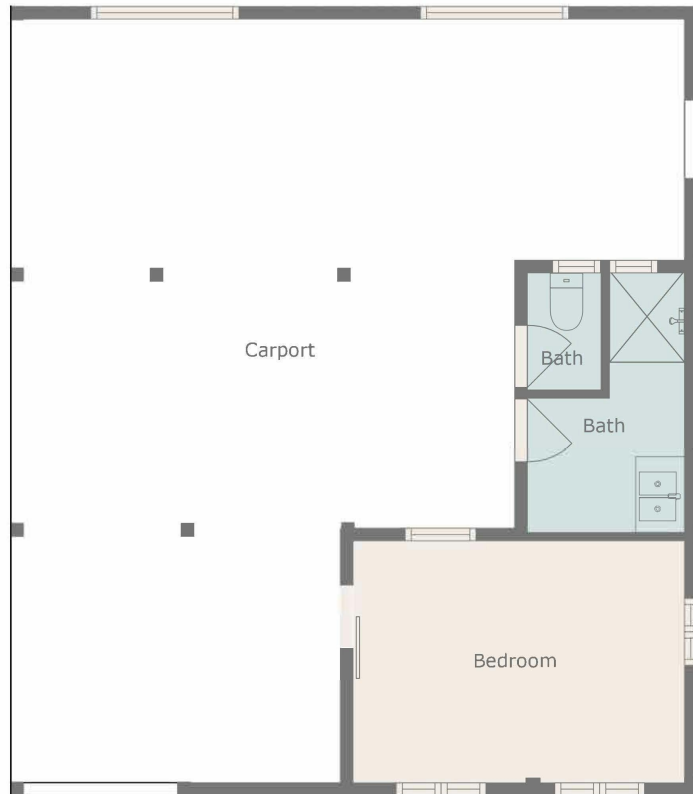
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car carport
- Floorboards

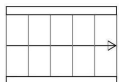








Floor 1



Floor 2