



3/35 French Street, SOUTH GLADSTONE, QLD 4680

Stylish Furnished Townhouse in a Central Location

Modern, fresh, this two-storey townhouse at 3/35 French Street, South Gladstone offers an easy-care lifestyle with thoughtful updates and great use of space.

Whether you're a first-home buyer, downsizer, or investor, this one ticks all the boxes for convenient and contemporary living.

Key Features:

*Furnished (inventory can be provided on request)

* Downstairs features open-plan living and dining with plenty of natural light

*Stylish modern kitchen with generous storage, overlooking private courtyard

*Upstairs features contemporary spacious bathroom with shower and bathtub

TYPE: For Sale

INTERNET ID: 300P187182

SALE DETAILS

Offers Over \$299,000

CONTACT DETAILS

Emma Plath
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*Two spacious bedrooms with built-in wardrobes

*Private courtyards at both the front and back â## perfect for relaxing or entertaining

*Two-storey design maximizing space and privacy

*Air-conditioning and ceiling fans throughout

*Covered carport parking

Central location close to shops, schools, and amenities

Low-maintenance, beautifully presented, and ideally positioned â## this is an opportunity not to be missed.

With a long-term lease in place, low-maintenance design, and a location close to every convenience, this property is the ideal set-and-forget investment. Secure strong returns now and future growth potential in a high-demand market.

Property Snapshot:

*Area: 62sqm

*Council Rates: Approx. \$3,484.64 (Including Water Availability and prior to 10% discount)

*Body Corporate (Admin & Sinking Fund): Approx \$3,253.92 per year

*Tenanted - Lease Expires: 08/04/2026

*Current Rent: \$350 per week (last Increase: 09/04/2025)

* 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.

*Please note: Some images have been digitally altered to remove tenants' personal belongings for privacy purposes.

- Land Area 62.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport



