



22 Luscombe Court, NEW AUCKLAND, QLD 4680

Endless Potential in a Peaceful Cul-de-Sac

Welcome to 22 Luscombe Court, New Auckland â## a versatile home offering comfort, space, and plenty of future potential. Perfectly positioned in a quiet cul-de-sac, this property delivers relaxed family living with room to grow, all within a sought-after pocket of New Auckland.

Presently owner occupied, this property will be ready to move in; whether it be a new home or investment.

Key Features:

*High ceilings and elevated position, creating a wonderful sense of space and natural light

*3 spacious airconditioned bedrooms and 1 bathroom upstairs

*Additional converted airconditioned bedroom with toilet and sink downstairs

TYPE: For Sale

INTERNET ID: 300P187630

SALE DETAILS

**Offers Over \$469,000
(Under Offer)**

CONTACT DETAILS

Emma Plath
0497 864 493

*Fully air-conditioned throughout for year-round comfort

*Spacious backyard with side access â## ideal for a shed, boat, or caravan

*Ample solar system to help reduce energy costs

*Positioned in a quiet cul-de sac

*Move-in ready with excellent potential to further enhance or expand

Step inside to find a welcoming and light-filled upper level, featuring open-plan living and dining spaces that flow seamlessly to the practical kitchen. Each of the three bedrooms includes air conditioning and built-in storage, ensuring everyday comfort for the whole family.

Downstairs, the converted bedroom with its own toilet and sink opens the door to a world of possibilities â## use it as a private guest retreat, teenager's space, or explore options for dual living. The generous under-house area also provides ample storage and scope to create additional living zones.

Outdoors, the large backyard offers both privacy and potential, with excellent side access for a future shed or pool.

This property will appeal to first home buyers, families, and investors alike â## ready to move into now, yet offering plenty of room to add value in the future. Whether you're looking for a comfortable home or a smart investment, 22 Luscombe Court delivers opportunity, flexibility, and a great Gladstone lifestyle.

Council Rates: Approx \$2,056.60 (before discount).

Vacant on Possession

Rental Appraisal: \$500 - \$520 per week

WhatsApp 0497 864 493 for Walk Through Video

* 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.

- Land Area 610.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2





