



19 Kent Street, WEST GLADSTONE, QLD 4680

Charming Cottage with Harbour Views

Set amidst the tranquil streets of West Gladstone, 19 Kent Street stands as an exceptional opportunity for first-time buyers, discerning investors, and growing families alike. This charming house, nestled within the postcode of 4680, offers a unique blend of comfort, style, and convenience.

Upon entering this delightful residence, you are greeted by a warm and inviting ambience, accentuated by the polished timber floors that sweep throughout the property. Three well-proportioned bedrooms, 2 rooms equipped with built-in wardrobes and all having air conditioning, ensure a peaceful retreat for all members of the household.

The well-appointed family bathroom, complete with a practical shower-over-bath setup, vanity, and separate toilet, caters to the daily routines with ease. A hallway linen press further enhances the home's abundant storage solutions.

The heart of this abode is the spacious kitchen, boasting generous bench space, a breakfast bar, a handy pantry, overhead cupboards, an upright electric stove, and the essential dishwasher. Seamlessly flowing into the dining and living areas, this open-plan space is designed for modern living and entertaining, whilst enjoying

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: 300P188741

SALE DETAILS

**Offers Over \$525,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

spectacular views of the harbour.

A set of elegant French doors reveals a versatile study, flooded with natural light, providing an ideal environment for both work and relaxation. The outdoor area does not disappoint, featuring a large deck that invites you to bask in the enchanting sunsets over Mount Larcom and the hinterland.

Below, the single garage includes substantial additional storage, and the 422m² land parcel is fully enclosed, offering privacy and security. With its close proximity to essential amenities and the Gladstone Base Hospital, 19 Kent Street is more than just a house – it's a place to call home.

* Owner Occupied

* Rental Appraisal Guide \$520 to \$540 per week

* Council Rates Approx \$3,865 per year (excluding water)

* Red Border an indication only

* For walk through videos, 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: City Views, Close to Schools, Close to Shops, Close to Transport, Ocean Views, Openable Windows

- Land Area 442.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





