

## 1/77 Tank Street, WEST GLADSTONE, QLD 4680

### Smart Design, Space & Location in the Heart of South Gladstone

Positioned for lifestyle and practicality, 1/77 Tank Street, West Gladstone offers a smart, spacious design spread across two well-planned levels, ideal for modern living or a high-performing investment. This home delivers comfort and functionality in a location that puts everything within easy reach.

#### Key Features:

\*Enter into the spacious open-plan tiled living and dining area which leads to a private courtyard

\*Functional modern kitchen with ample storage and natural light

\*Laundry and additional guest toilet downstairs

\*Carpeted stairway leads to second level

**TYPE:** For Sale

**INTERNET ID:** 300P189226

#### SALE DETAILS

**Offers Over \$429,000**

#### CONTACT DETAILS

**Emma Plath**  
0497 864 493

\*Three spacious airconditioned bedrooms with excellent natural light

\*Master bedroom complete with private ensuite

\*Modern Jack-and-Jill bathroom servicing the additional bedrooms

\*Private balcony on second level, ideal for relaxing or entertaining

\*Practical layout designed for comfort and ease of living

#### Location Highlights:

\*Walking distance to CBD, local shops, cafes, and everyday amenities including:

\*Boy Espresso Bar - Popular local café on Tank Street for coffee and breakfast.

\*Gladstone Square Shopping centre - with medical centre, chemist, supermarket, cafes etc.

\*Gladstone Aquatic Centre - Major community pool complex with outdoor and indoor pools, picnic areas, shaded zones and a kiosk - ideal for families and swimmers.

\*Apex Park - Public park with seating, toilets and green space for picnics and relaxation.

Combining space, functionality and a highly convenient address, 1/77 Tank Street represents an excellent opportunity to secure a quality property in the heart of South Gladstone.

\* Tenanted until 29 December 2026

\* Rental \$480 per week

\* Council Rates (including water) Approx \$2,184 per year

\* Body Corporate Approx \$1,140 per quarter

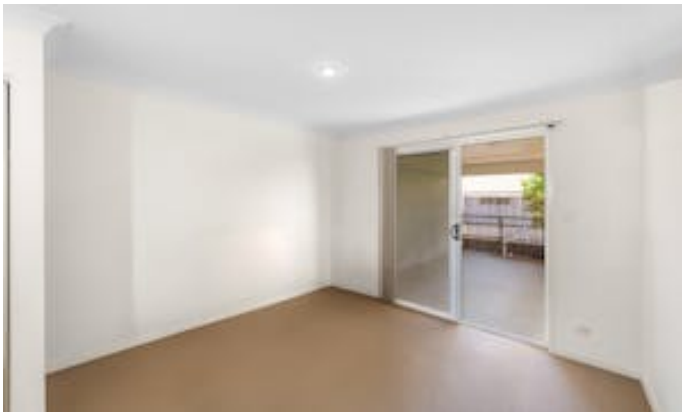
\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

\* Please note: Some images have been digitally altered to remove owner's personal belongings, for privacy purposes.

- Land Area 133.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport





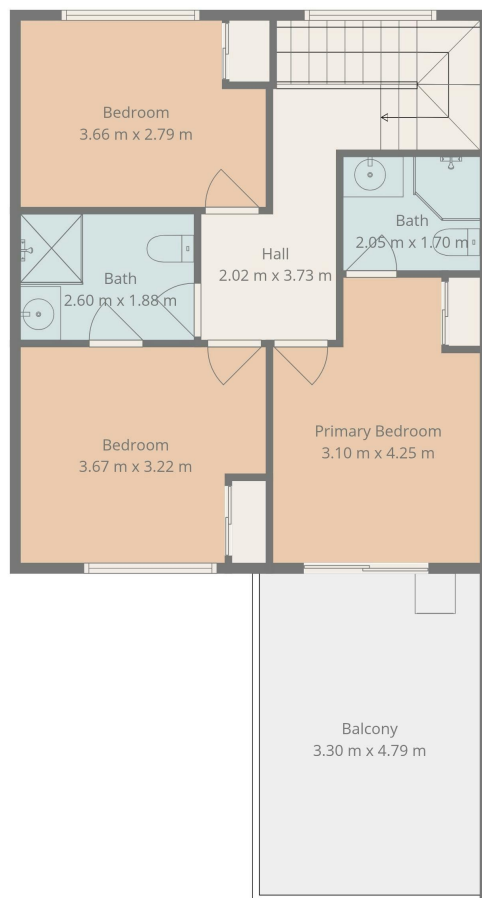








1st Floor



2nd Floor

Peter Davis  
PHOTOGRAPHY

**TOTAL: 106 m<sup>2</sup>**  
 1st floor: 50 m<sup>2</sup>, 2nd floor: 56 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 16 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

Measurements Are Indicative Only