

14/30 Goondoon Street, GLADSTONE CENTRAL, QLD 4680

THE CURTIS – Largest floor plan in the complex– Located in the Heart of the CBD

Positioned within a modern and well-maintained complex, this elegant apartment at The Curtis Apartments offers a refined blend of contemporary comfort and everyday convenience.

Welcome to this beautifully appointed apartment ideally located within close proximity to the Gladstone CBD and East Shores, this apartment presents an exceptional opportunity for those seeking a low-maintenance lifestyle in a highly desirable location or an opportunity to invest in the local market at a great buy in priceâ#!.. Now is the time!!!!

AT A GLANCE:

- Expansive open-plan LIVING area, seamlessly flowing into the DINING space, illuminated by strategically placed downlights throughout
- Quality KITCHEN showcasing exquisite stone benchtops, local views and state-of-the-art integrated Miele appliances.

TYPE: For Sale

INTERNET ID: 300P191915

SALE DETAILS

**OFFERS AROUND
\$549,000**

CONTACT DETAILS

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Kylee Young
0428 673 350

- Newly updated flooring extending throughout the apartment, including new carpeting in the two bedrooms, providing an air of warmth and sophistication
- Generously proportioned MASTER BEDROOM with walk thru robe and a beautifully appointed ensuite
- Contemporary main BATHROOM with premium fittings and impeccable craftsmanship
- Well-appointed internal LAUNDRY, complete with a dryer for effortless functionality.
- A private BALCONY, creating an inviting space for both relaxation and entertaining
- Split System AIR CONDITIONING throughout, ensuring year-round comfort
- Secure, underground PARKING space
- Fully Furnished ready for leasing
- Exclusive, secure building with INTERCOM and LIFT access, providing privacy and peace of mind

Outgoings:

* Strata: \$1877.44/quarter

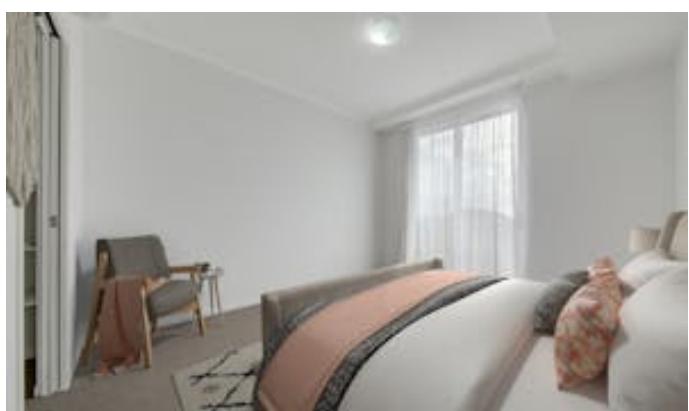
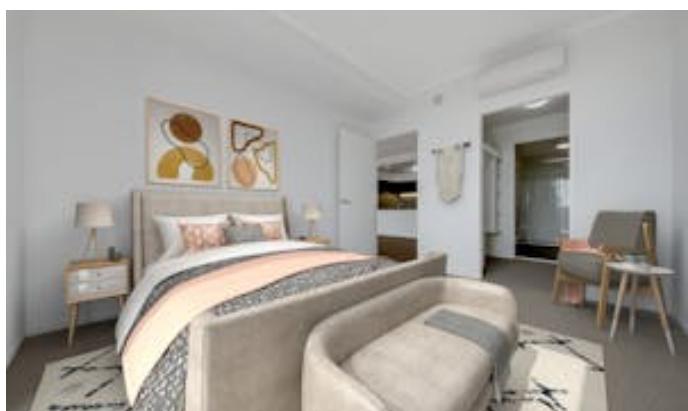
* Approx Council: \$1050 per quarter

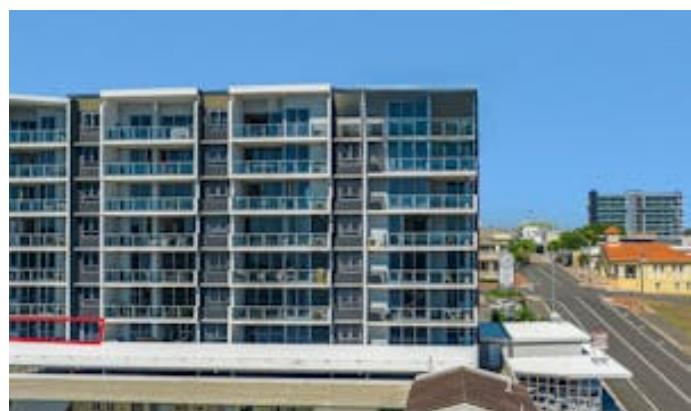
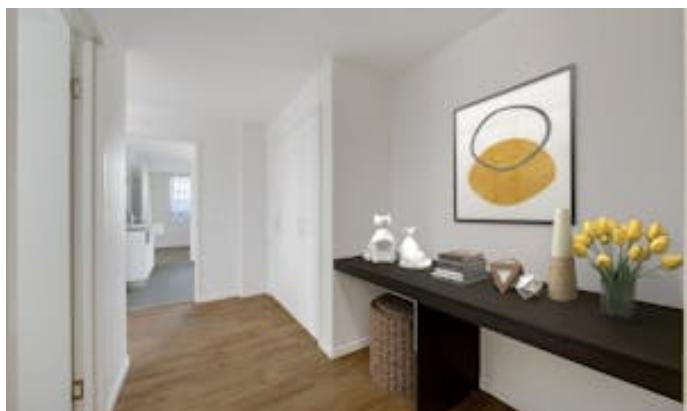
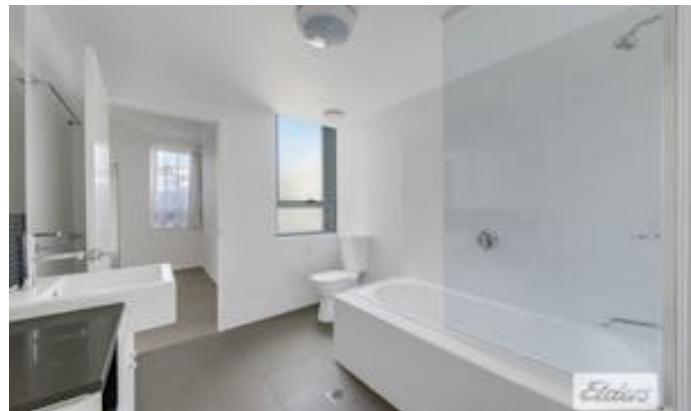
*Please note images have been staged for marketing

Call KYLEE from ELDERS GLADSTONE AND TANNUM SANDS Today to secure a Private Inspection

Other features: Area Views, Car Parking - Basement, Carpeted, City Views, Close to Shops, Close to Transport

- Land Area 158.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Ensuite
- Floorboards





UNIT TYPE 4 : 2 BED / 1 BATH / 1 ENS.

UNIT NUMBERS : 14*, 24, 34, 44, 54, 64, 74

NOTE * : BALCONY EXTENT VARIES TO UNIT 14 ONLY.

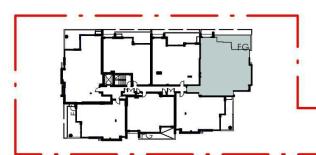
Balustrade design varies on individual levels.

Refer to floor plans for specific balustrade conditions.



INTERNAL AREA: 125 sqm
BALCONY AREA: 18 sqm (* 30sqm TO UNIT 14 ONLY)
TOTAL AREA: 143 sqm (* 155sqm TO UNIT 14 ONLY)

All areas noted are measured to outside face of external wall
 All dimensions indicated are to finished face of wall lining (horizontal x vertical)


KEY PLAN

Project	30 GOONDOON STREET, GLADSTONE
Title	UNIT TYPE 4
Scale	1:100
Date	26th July 2012
Number	3054_807 rev.C

30 GOONDOON STREET, GLADSTONE

UNIT TYPE 4

1:100

26th July 2012



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The particulars are setout as a general outline only. Units are not shown to scale. This representation is intended as a guidance for intending purchaser(s) and does not constitute an offer or contract. Intending purchaser(s) should satisfy themselves by inspection or otherwise to the correctness of each description or reference. Apartment layout and area subject to detailed design and construction requirements. Plans exclude drop ceilings required for services including air-conditioning. Areas given are subject to final survey.