



219 Auckland Street, SOUTH GLADSTONE, QLD 4680

Charming Character Queenslander on the Edge of the CBD

Positioned on the cusp of the Gladstone CBD, this charming high-set Queenslander blends timeless character with space, functionality and exceptional outdoor living. Just a short drive to shops, schools and everyday amenities, the home offers three bedrooms, two bathrooms and parking for up to four vehicles, plus additional space for a caravan or boat. The backyard and side yard are fully fenced, providing privacy and room for children or pets to play.

Upstairs is where the home's true character shines. Soaring 13.6-foot ceilings showcase beautiful tongue and groove timber and traditional fretwork features that enhance the charm and warmth throughout. The welcoming entry leads to a spacious living area complete with timber flooring, air-conditioning and ceiling fan.

The master bedroom includes air-conditioning, ceiling fan, timber flooring, built-in robes and a private ensuite with shower and vanity. Bedroom two also features timber floors, air-conditioning and a fan, while bedroom three offers timber flooring and air-conditioning.

The heart of the home is the stunning kitchen, equipped with a 900mm gas stove with electric oven, dishwasher, ample bench space, a butcher's block and generous pantry.

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: 300P192761

SALE DETAILS

**Offers Over \$675,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

Flowing from the kitchen is the open-plan dining area with polished timber floors, creating a warm and inviting family space. The main bathroom is cleverly designed in two sections - one featuring a bathtub, with the adjoining area housing the shower, vanity and toilet for added functionality.

A cosy sunroom with a daybed provides the perfect afternoon retreat. From the dining and kitchen area, step out onto the generous rear deck overlooking the sparkling inground pool - an ideal setting for entertaining family and friends. There is also a second, more private deck off the lounge room, offering another peaceful space to unwind.

Downstairs, the lower level offers impressive versatility with a storeroom, workshop, combined bathroom with shower and toilet, and the laundry - ideal for tradies, hobbyists or those needing extra storage space.

Packed with character, space and lifestyle appeal in a highly convenient location, this Queenslander offers the perfect blend of charm and practicality close to the heart of Gladstone.

* Owner Occupied

* Council Rates Approx \$4,250 per year (excluding water)

* Red Border an indication only

* 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: Close to Schools, Close to Shops, Openable Windows, Pool

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Ensuite
- Floorboards







