



37 Higgins Street, WEST GLADSTONE, QLD 4680

The Sweetest Place to Call Home

Elders Gladstone and Tannum Sands are excited to present one of the most charming properties to hit the Gladstone market in quite some time 37 Higgins Street, West Gladstone.

Positioned in a well-established and highly convenient pocket of West Gladstone, this delightful cottage seamlessly blends timeless character with modern updates and low-maintenance living.

Whether you're a first-home buyer, downsizer, or investor, this is a standout opportunity to secure a home with warmth, functionality, and future potential.

From the moment you arrive, the home's appealing street presence is framed by established greenery and a classic facade. A generous driveway leads through to a separate garage, offering secure parking along with additional storage or workshop space.

At the front of the home, a beautiful tiled verandah with classic timber detailing provides an inviting space to unwind, capturing cool breezes and offering a peaceful outlook.

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: 300P193153

SALE DETAILS

Offers Over \$549,000

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

Stepping inside, you're welcomed by a light-filled interior that feels instantly homely. The property features two well-sized bedrooms and a practical layout designed for easy everyday living. Large windows invite abundant natural light, enhancing the home's airy feel and charming cottage appeal.

The modern kitchen is a standout feature, offering an abundance of bench space and storage, complete with quality appliances, a gas cooktop, and a central island that doubles as a perfect preparation or casual dining space. Polished timber floors flow throughout, adding warmth and character while connecting the kitchen seamlessly with the living and dining areas.

Flowing effortlessly from the kitchen, the home opens out to a covered rear entertaining area-ideal for hosting guests or enjoying relaxed afternoons outdoors. Overlooking the private backyard, this space is enhanced by a retractable awning and easy access to the lawn, making it perfect for entertaining, children, or pets.

Additional features include a stand-alone laundry, keeping utilities conveniently separate, along with the added practicality of the detached garage.

Set on a generous allotment, the property offers plenty of space to enjoy outdoor living, gardening, or simply the privacy of your own surroundings.

Ideally located close to schools, shopping, public transport, parks and Gladstone's key amenities, this property delivers easy living with everyday conveniences just moments away.

Rental Appraisal - \$480 - \$500 per week

Council Rates - \$4,005.10 p.a approximately

*Building and Pest Report available

*Sold as vacant possession

A walk-through video can be obtained by messaging 0477 697 727 on Whatsapp

* 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.

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Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 804.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage





