



118/75 Central Lane, GLADSTONE CENTRAL, QLD 4680

Modern Fully Furnished Ground Floor Apartment in the heart of Gladstone!

Positioned right in the heart of Gladstone's CBD, this modern apartment delivers unbeatable convenience with restaurants, caf  s, businesses, and the Gladstone Marina and East Shores precinct all just a short stroll away.

With its light-filled interiors, neutral tones and desirable north easterly double-aspect outlook, it offers an effortless lifestyle or a smart investment opportunity.

Access the apartment is either via the basement car park, where your allocated covered parking space is located, or through the secure ground-floor lobby.

A private corridor at the end of the lobby leads to the entrance of the unit, offering additional privacy and a quiet position within the complex.

Once inside, a carpeted hallway welcomes you into the home and leads you to the first bathroom, bedroom and laundry.

TYPE: For Sale

INTERNET ID: 300P195452

SALE DETAILS

Offers Over \$369,000

CONTACT DETAILS

Emma Plath
0497 864 493

The spacious main bathroom is complete with a full-size bath, shower, modern vanity and toilet.

The neatly tucked away laundry has a sink, washing machine, dryer and storage.

The first bedroom is a comfortable, air-conditioned room with built-in mirrored robes, ideal for guests, a housemate or a dedicated home office.

The contemporary kitchen features modern appliances including an electric oven, stovetop, dishwasher, microwave, and generous bench spaces. It overlooks the open plan living and dining area. This central space is fully air-conditioned and flows seamlessly to the covered wraparound balcony, where north-easterly city views create the perfect backdrop for morning coffee or evening relaxation.

The main bedroom enjoys its own air-conditioning, built-in mirrored cupboards, private ensuite with shower, and direct access to the balcony - enhancing the sense of space and natural light throughout the home.

With its secure entry, modern finishes and unbeatable location, this apartment is ideal for those seeking low-maintenance living without compromising on lifestyle. Fully-furnished, it is ready to move into!

Current lease ends mid-August, offering flexibility for both owner-occupiers and investors.

Property Features:

- Positioned on the ground floor with north-easterly aspect.
- Fully furnished.
- Light-filled open-plan living and dining area.
- Private wraparound balcony ideal for relaxing or entertaining.
- Modern, well-appointed kitchen with ample storage and bench space.
- Spacious bedrooms with built-in wardrobes and air-conditioning.
- Neat laundry complete with washing machine and dryer.
- Air-conditioning throughout for year-round comfort.
- Secure complex living with allocated parking.
- Low-maintenance lifestyle perfect for owner-occupiers or investors.

Enjoy the ease of apartment living and unbeatable convenience in this appealing Gladstone residence.

* Tenanted until: 17/08/2026

* Current Rent: \$400 per week

* Last Rental Increase: 14/08/2024

* Rental Appraisal Guide \$450 - \$470 per week

* Council Rates (Approx and Prior to 10% Discount): \$1,727.60 per year

* Water (Approx and Prior to 10% Discount): \$1,584.33 per year

* Body Corp (Anticipated): \$4,550.64 (Approx) per annum

*Contact Emma via WhatsApp: 0497 864 493 for Walk-Through Video or to schedule your Private Viewing (At least 48 hours notice is required as it is a tenanted property).

* 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: Certain images have been edited to protect Tenants' privacy.

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

- Building Area: 138.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1





