



2/4 Wilmott Street, GLADSTONE CENTRAL, QLD 4680

Prime Gladstone Central Investment Opportunity

Positioned in a quiet complex of just four townhouses, this well-presented property offers convenience, comfort, and excellent investment potential. Located within walking distance to the Marina, East Shores, local caf  s, eateries, parks, and other amenities, this townhouse is ideally situated for easy coastal living.

Downstairs features a spacious open-plan lounge, dining, and kitchen area complete with air conditioning and ceiling fan for year-round comfort. The functional kitchen includes an upright electric stove, overhead cupboards, pantry, microwave space, and breakfast bar. Adjacent to the kitchen is the laundry, which opens directly to the private rear courtyard. Additional storage is conveniently located under the staircase.

Upstairs offers two carpeted bedrooms, both with built-in robes. The main bedroom includes a ceiling fan and blackout window shutter, while the second bedroom is also well-sized and carpeted. The family bathroom features a spa bath with shower overhead, vanity, and toilet, with a linen cupboard positioned in the hallway for extra storage.

Additional features include:

TYPE: For Sale

INTERNET ID: 300P195689

SALE DETAILS

**Offers Over \$299,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

- Small complex of only 4 townhouses
- Rear carport accommodation
- Private courtyard
- Air-conditioned living area
- Built-in storage throughout
- Long-term tenant currently in place

An ideal opportunity for investors seeking a low-maintenance property in a central and highly convenient location.

* Tenant in place on Fixed Term Lease \$350 per week until 01.06.2026 to 30.05.2027

* Last known Rental Increase 01.06.2026

* Body Corp Approx \$4,505 per year

* Council Rates Approx \$3,350 per year (excluding water)

* Images have been edited for the Tenants Privacy

* Red Border for 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.

- Land Area 74.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport



