



6 Fletcher Street, WEST GLADSTONE, QLD 4680

Immaculate Family Living on 809m² with Space to Grow!

Positioned in a convenient West Gladstone location and set on a generous 809m² allotment, this impeccably maintained home offers the perfect combination of comfort, practicality and future potential.

Whether you're searching for a quality first home, a neat investment or a property with room to add value over time, this charming residence ticks all the boxes.

Lovingly cared for by its current owner, the home presents beautifully with polished timber floors and air-conditioned living. From the moment you arrive, the manicured front garden create an inviting first impression.

Inside, a light-filled layout, modern neutral tones and immaculate presentation make this a property you can simply move in and enjoy.

The open plan, airconditioned living and dining room lead to the well proportioned kitchen, featuring ample storage, benchtop space and an oven and stovetop.

TYPE: For Sale

INTERNET ID: 300P199057

SALE DETAILS

Offers Over \$469,000

CONTACT DETAILS

Emma Plath
0497 864 493

The central hallway leads to three generously-sized, carpeted bedrooms, each thoughtfully appointed with air conditioning, ceiling fans and built-in wardrobes to ensure year-round comfort.

The family bathroom features a separate shower and bathtub, vanity, while the separate toilet provides added practicality for busy households.

Completing the home is a spacious laundry with excellent storage options and direct access to the rear deck.

Overlooking the private backyard, this inviting outdoor space is the perfect spot to enjoy a quiet morning coffee, unwind with a glass of wine at the end of the day, or entertain family and friends in peaceful surrounds.

The expansive backyard is a true standout, offering side access and an abundance of space for those seeking extra storage, room for the kids and pets to play, or future improvements. Complete with a garden shed and solar hot water system, the property also offers practical features that add everyday convenience and value.

Conveniently located close to schools, shopping centres, sporting facilities, public transport and Gladstone's CBD, this is a fantastic opportunity to secure a move-in ready home with endless potential.

Key Features:

- *Immaculately maintained home on a generous 809m² block
- *3 bedrooms, 1 bathroom, 1 carport
- *Air-conditioned throughout for year-round comfort
- *Beautiful polished timber floors
- *Charming covered front porch and attractive street appeal
- *Excellent generous access to the flat backyard
- *Garden shed for additional storage
- *Solar hot water system
- *Ideal first home, downsizer or investment opportunity
- *Convenient location; walking distance to Gladstone hospital and shopping centre and close to schools.

Move-in ready and beautifully presented, this is a home that offers immediate comfort today and exciting possibilities for tomorrow.

*Rental Appraisal: \$540 - \$560

*Rates: \$3,844.62 per year (including water availability and prior to 10% discount)

*Contact Emma via WhatsApp 0497 864 493 for Walkthrough Video

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or agent as to their accuracy. Interested parties should make and rely on their own enquiries and inspections.

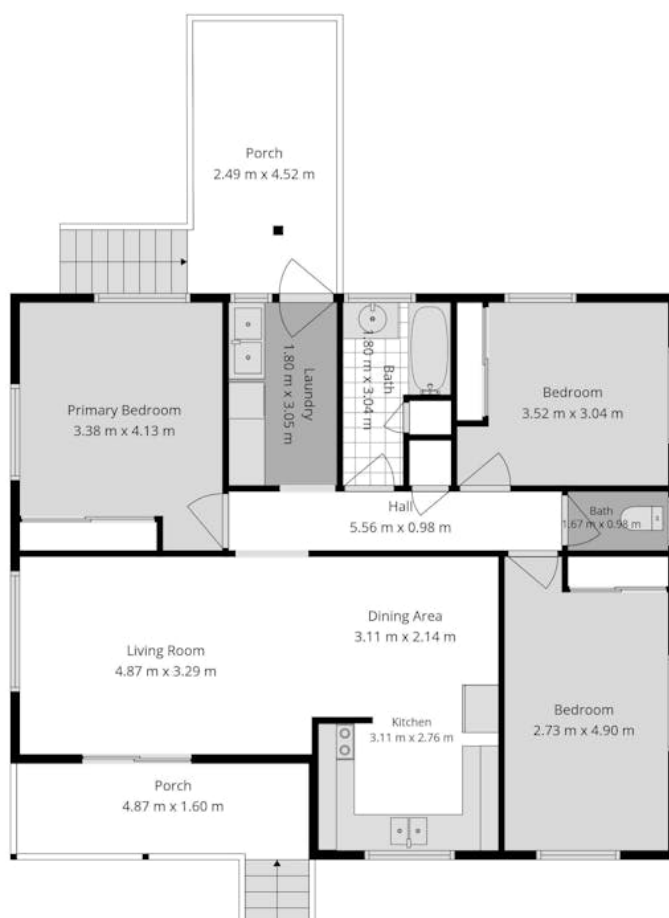
- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1











Total: 91 m2

1st Floor: 91 m2

Excluded Areas: Porch: 22 M2, Walls: 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.