

**2/8 Yarroon Street, Gladstone Central, QLD, 4680**



**Apartment For Sale**

Tuesday, 26 November 2024

2/8 Yarroon Street, Gladstone Central, QLD, 4680

**Bedrooms: 2**

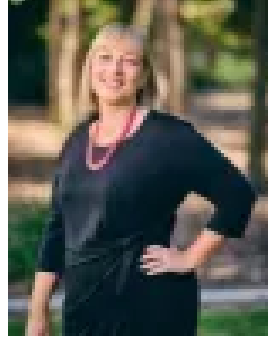
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bevan Rose Rose  
0749768000



Aimee Jeffery  
0749768000

## GLADSTONE CBD APARTMENT

Welcome to 2/8 Yarroon Street, a two-bedroom apartment nestled in the bustling heart of Gladstone's CBD, boasting a rare blend of convenience and tranquility with tempting harbour glimpses. This property presents an outstanding opportunity for first home buyers eager to secure a slice of city life or savvy investors looking to expand their portfolio.

Upon entering this unit, you'll be greeted by an open plan living space that merges the kitchen, dining, and lounge into a cohesive and inviting area. The functional kitchen has the upright elect stove to cater to your culinary needs, while the lounge, provides a comfortable retreat from the Queensland heat.

The two bedrooms, adorned with built-in wardrobes and carpeting, offer personal havens of rest. The main bedroom, further enhanced with air-conditioning, ensures year-round comfort. The spacious bathroom, cleverly incorporating laundry facilities, adds to the thoughtful design of this urban sanctuary.

Step outside onto the good-sized covered balcony, where you can sip your morning coffee or evening tippie while enjoying the subtle harbour views and city ambience. Set in a small, friendly complex of just six units, you'll benefit from the intimate community feel while being a mere two-minute walk from Gladstone's vibrant CBD.

Shopping, dining, and entertainment options abound in the vicinity, making your new lifestyle both convenient and exciting. A single covered off-street car park complements this attractive package, with ample visitor parking for when friends and family come to visit.

With its unbeatable location and undeniable value, this Yarroon Street gem is an absolute must-see. Don't miss your chance to make it your own urban oasis or a high-yield addition to your investment portfolio.

\* Currently Vacant

\* Rental Appraisal Guide \$300 to \$320 per week

\* Council Rates Approx \$3,500 per year

\* Body Corp Approx \$4520 per year

\* 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.