

10 Mylne Street, West Gladstone, QLD, 4680

House For Sale

Thursday, 24 October 2024



10 Mylne Street, West Gladstone, QLD, 4680

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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Central Location, 2minutes from Harbour/CBD!

In Gladstone's fast-paced real estate market, opportunities like this don't come around often! This 4 bedroom cottage in West Gladstone, boarding on Central Gladstone, offers substantial versatility and great value for money! With Christmas just around the corner, now is the perfect time to make your move and settle in before the festivities begin! Set on an 800sqm+ easement free corner block with brilliant side access potential PLUS established 8m x 5.5m powered shed and room to improve and make your own, 10 Mylne Street is an opportunity you won't want to miss!

Property Highlights:

- Enjoy the benefits of this slightly elevated position, providing both privacy and views overlooking surrounding neighbours.
- Versatile layout with 7 separate rooms/areas being 4 bedrooms, 1 living, 1living/kitchen/dining plus and an office offering flexibility for all your family needs!
- Versatile Fourth Bedroom - This spacious room can easily serve as a media room or kids' rumpus room.
- Modern, refurbished kitchen featuring an extra-wide oven, 5-burner cooktop, and rangehood.
- Tidy bathroom with a shower over the bath and a separate toilet for convenience.
- Loads of natural light with a mixture of traditional and casement windows throughout.
- Stylish Flooring with Durable vinyl, timber-look floors throughout the home, including all bedrooms.
- Pet-friendly & fully fenced yard, making it an ideal space for your furry friends to roam freely.
- Ample Storage with 8m x 5.5m powered shed with two roller doors and additional off-road vehicle storage. There is also a small lockable garden shed, car stand, and a considerable amount of storage under the home (under head height).
- Enjoy the covered outdoor living area overlooking the spacious backyard – a perfect area to retreat of a late afternoon with drink in hand. This area has a northerly aspect avoiding the direct western sun of an afternoon.
- Copies of recent building and pest inspection reports available upon request!

This property is currently vacant and ready for either immediate occupancy for new owners or a fresh lease. Due to the proximity to the harbour/CBD and it's storage options, 10 Mylne Street would make an amazing addition to the rental portfolio with Gladstone's rental market boasting near 0% vacancy rates!

Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing!

Rental Appraisal - \$450 - \$470

Local Council Rates – Approx \$3,400.

Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property