

**10/76 Ann St, South Gladstone, QLD, 4680**



**Unit For Sale**

Wednesday, 18 December 2024

10/76 Ann St, South Gladstone, QLD, 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Donnella Merrett  
0400799180

## CHARMING TIDY TOWNHOUSE IN A CONVENIENT LOCATION!

Discover the perfect blend of comfort and convenience in this delightful two-bedroom, one-and-a-half-bathroom townhouse, ideally situated in the heart of South Gladstone.

This property offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

Step inside and you'll be greeted by a warm and inviting atmosphere. The spacious open plan living and dining area is completed with air-conditioning. The freshly updated modern kitchen, equipped with electric cooking appliances and plenty of bench space, it is a chef's delight.

On the upper level, modern bathroom along with two bedrooms that are designed for comfort, featuring ceiling fans, built-in robes, and air-conditioning in the main bedroom.

At a glance:

- Two Bedrooms: Both bedrooms come with ceiling fans, built-in robes, and air-conditioning in the main bedroom, ensuring year-round comfort.
- Open Plan Living: The spacious living and dining area provides ample room for couches, a large TV, and a dining room set, perfect for entertaining or relaxing.
- Modern Kitchen: Enjoy cooking in the open kitchen equipped with electric cooking appliances and a freshly updated design.
- Bathroom: The modern bathroom features a bathtub and toilet, offering a relaxing retreat.
- Downstairs Laundry: Conveniently located downstairs with a separate toilet for added convenience.
- Private Courtyard: A fenced private courtyard with a clothesline offers a serene outdoor space.
- Parking: Off-street parking with an undercover carport ensures your vehicle is protected.
- Location: Close proximity to primary and high schools, shopping complexes and essential amenities.
- Complex: Built in 1980 the complex backs onto parklands, providing a peaceful and green environment.

Extra information:

- Council Rates - \$3,500 approx. per annum.
- Administration and insurance levies - \$6,300 approx. per annum.
- Sinking fund levies - \$695 approx. per annum.
- Current Rental Appraisal - \$360 to \$380 per week.
- Prior lease price \$250 per week and last known rental price change 02/12/2023.

Don't miss out on this fantastic property in a prime location.

Contact Donnella for more information or to arrange a viewing!

**\*\*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\*\***