

**17/7 View Street, West Gladstone, QLD, 4680**



**Unit For Sale**

Saturday, 23 November 2024

17/7 View Street, West Gladstone, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Unit**



Donnella Merrett  
0400799180

## MODERN AND SPACIOUS THREE BEDROOM, THREE BATHROOM TOWNHOUSE

Discover the perfect blend of comfort and convenience with this ultra-affordable unit in the heart of West Gladstone.

Built in 2012, this charming residence offers a spacious layout designed to accommodate a modern lifestyle. With three bedrooms and three bathrooms, including an ensuite and walk-in robe in the master, this property caters to families or those who enjoy having extra space.

The open-plan living on the second level seamlessly connects to a private balcony, providing an ideal setting for outdoor entertaining.

Nestled in the vibrant suburb of West Gladstone, this property places you within easy reach of local amenities and attractions. Enjoy leisurely strolls to nearby parks or take advantage of the convenient access to shopping and dining options. Families will appreciate proximity to quality educational facilities, ensuring your children have access to excellent schooling opportunities.

The neighborhood is well-connected with public transport, making commuting a breeze.

At a glance:

- Three-Level Layout: A unique design offering privacy and functionality across three levels built in 2012.
- Open-Plan Living on located on the second level: A modern kitchen flows seamlessly into the living area, with sliding doors opening to a spacious balcony for alfresco dining or relaxing.
- Private Ensuites: Two upstairs bedrooms each boast their own ensuite, ensuring ultimate comfort and convenience.
- Ground-Level Retreat: A third bedroom with its own ensuite provides flexibility for guests, teenagers, or a home office.
- Outdoor Space: A private courtyard offers a quiet retreat for outdoor living or entertaining.
- Secure Parking: Single lock-up garage with additional storage space.
- Current rent is \$460 per week and lease term ending 14/02/2025. Last known rental price change 15/02/2024.
- Estimate rental appraisal is \$470 to \$490 per week.
- Council rates \$3000 approximately per annum.
- Body corporate levies \$4300 approximately per annum.

Don't miss out on this rare opportunity to secure an affordable home in a sought-after location. Whether you're a first-time buyer or looking to invest, this unit offers exceptional value for money. Act quickly to make this delightful property yours before it's too late!

Contact Donnella today to arrange your inspection.

\*Please allow 24 hours notice to be given to the tenant prior to any inspection .

\*\*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\*\*