






2/46 Yarroon Street, Gladstone Central

CENTRAL LOCATION, EFFORTLESS LIFESTYLE & EXCEPTIONAL VALUE

Perfectly positioned in the heart of Gladstone, 2/46 Yarroon Street delivers the ultimate combination of convenience, space and lifestyle. Whether you're searching for your first home, a smart investment or a low-maintenance property close to everything, this is an opportunity that ticks all the boxes.

Set in one of Gladstone's most sought-after central locations, you'll enjoy the luxury of having everything at your fingertips. Start your morning with a coffee from a nearby café, meet friends for dinner at one of the local restaurants, enjoy a drink at the pub or take advantage of the abundance of shopping and everyday conveniences all within easy walking distance. This is a location that truly allows you to leave the car at home and embrace a relaxed, connected lifestyle.

Inside, the home offers a surprisingly spacious and functional layout designed for comfortable everyday living. Light-filled interiors, generous living spaces and a practical floorplan create a welcoming environment that's ready to move straight into while still offering scope to add your own personal flair and value over time.

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FOR SALE
Offer Over \$469,000

VIEW
Thu 18th Jun @ 4:30PM - 5:00PM

AGENTS
Tahni Roberts
0438 319 364
troberts.gladstone@ljhooker.com.au

AGENCY
LJ Hooker Gladstone
(07) 4972 2800

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Adding even greater appeal, the property is being offered fully furnished, providing a genuine turnkey opportunity for both owner-occupiers and investors alike. Whether you're looking to move straight in without the hassle and expense of furnishing a home, establish a furnished rental, or secure a ready-to-go investment, this inclusion adds significant convenience and value.

For investors, the location alone makes a compelling case. Properties positioned this close to Gladstone's CBD, schools, shopping precincts and entertainment hubs continue to attract strong tenant interest and deliver enduring rental appeal. The fully furnished offering further enhances the property's rental potential, appealing to executive tenants, corporate leases and those seeking flexible accommodation options.

For owner-occupiers, it's the perfect balance of convenience, comfort and affordability in a market where centrally located opportunities are becoming increasingly scarce.

Features You'll Love:

Prime central Gladstone location

Fully furnished - move straight in or rent out immediately

Spacious and practical floorplan

Walking distance to cafés, restaurants, pubs and local conveniences

Minutes from Gladstone CBD

Close to schools, shopping centres and public transport

- maintenance lifestyle

Excellent rental and investment appeal

Generous living spaces throughout

Ideal for first home buyers, downsizers and savvy investors

Outstanding value in a tightly held location

Properties offering this level of convenience, lifestyle and future potential are always in demand. Whether you're looking to expand your investment portfolio or secure a centrally located home for yourself, 2/46 Yarroon Street represents an exciting opportunity to enter the market and enjoy everything Gladstone's vibrant city centre has to offer.

Don't miss your chance to secure a fully furnished property where location, convenience and lifestyle come together in one outstanding package.

MORE DETAILS

Property ID	DKJ1V
Property Type	House
House Size	112 m2
Land Area	154 m2
Including	Air Conditioning
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	balcony/patio/terrace
	internal laundry
	modern bathroom
	modern kitchen
	close to parklands
	close

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