







31/17 Roseberry Street, Gladstone Central

CBD Convenience

If convenience, comfort and low-maintenance living are high on your wish list, this beautifully presented apartment in the heart of Gladstone CBD deserves your attention.

Positioned within easy walking distance of Gladstone's cafés, restaurants, pubs, medical facilities and everyday amenities, this apartment offers an enviable lifestyle where everything you need is right at your fingertips. With Valley Shopping Centre and the Gladstone Marina also just moments away, you'll enjoy the best of central living without the need to travel far.
Step inside and discover a well-appointed apartment that comes fully furnished with modern furnishings throughout. Thoughtfully presented and ready to enjoy, there's no need to worry about the added expense or hassle of furnishing a property yourself. Whether you're looking for a convenient place to call home, a city base or an investment with an established tenancy, this property offers plenty of flexibility.

The open-plan living and dining area creates a welcoming space to relax and unwind, with large sliding doors allowing natural light to filter through and providing access to the private balcony. The modern furnishings complement the interior, creating a comfortable and contemporary feel.
For investors, the numbers are just as appealing. The apartment is

2 2 1

FOR SALE
$439,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gladstone
(07) 4972 2800

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

currently leased at $450 per week until 2027, providing an established rental income and the benefit of a tenant already in place. With the fully furnished package included, this is an opportunity to secure an investment that's ready to continue generating income.

Whether you're a first-time buyer looking to enter the property market, a professional wanting to enjoy the convenience of CBD living, someone seeking a low-maintenance property or an investor looking to strengthen their portfolio, this apartment ticks plenty of boxes. Fully furnished, centrally located and currently returning $450 per week - this is an opportunity you won't want to overlook.

Contact Tahni Roberts at LJ Hooker Gladstone today to arrange your inspection or request further information.
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	GJJ1V
Property Type	Unit
House Size	95 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking











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