







18 Ironbark Avenue, New Auckland

Elevated Living,Views & Space for the Whole Family!

Perched up on the hill in New Auckland, 18 Ironbark Avenue offers the perfect combination of space, versatility and fantastic views, making this a property with plenty to get excited about!

Featuring three good-sized bedrooms, this home provides comfortable living with the added bonus of a large rumpus room underneath, opening up a world of possibilities for families needing that extra space. Whether you're dreaming of creating the ultimate kids' retreat, a games room, home gym, teenagers' hangout or the perfect man cave, this versatile area gives you the freedom to make it your own.
Positioned to take advantage of its elevated location, you'll love the fantastic views on offer, while the fully fenced yard provides a practical space for children and pets to enjoy. Set on a generous approximately 755m² allotment, there's room to enjoy the outdoors, make improvements and add your own personal touch over time.

Location is another standout, with everyday conveniences, local shopping, childcare and schooling options all within the surrounding area. The nearby Beak Street shopping precinct offers convenient access to local essentials, while Clinton State School, St John the

3 1 2

FOR SALE
Offer's Over $599,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gladstone
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Interested parties must rely solely on their own enquiries.

LJ Hooker

Baptist Catholic Primary School, Chanel College and Gladstone State High School are all located within the wider area. With a selection of early learning centres nearby, including Goodstart Early Learning on Beak Street, this location offers practical convenience for busy families.
Whether you're a first-home buyer looking for room to grow, a family wanting extra space for everyone, or an investor searching for your next opportunity, 18 Ironbark Avenue is well worth your inspection.

With its elevated position, fantastic views, versatile downstairs rumpus room and fully fenced yard, this home offers plenty of potential to create something special in an established New Auckland location.
Don't miss your opportunity to secure a property with views, versatility and room to make it your own!
Contact Tahni Roberts at LJ Hooker Gladstone today for further information or to arrange your inspection.

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	MAJ1V
Property Type	House
House Size	101 m2
Land Area	755 m2











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