



18 Watson Close, South Gladstone




## Exceptional Dual-Living Residence with Ocean Outlooks and Poolside Entertaining.

Perfectly positioned on an elevated 1,543sqm block in a quiet cul-de-sac, this beautifully presented character home combines timeless appeal with modern functionality. Offering exceptional privacy, ocean views, and dual-living potential, it's a rare opportunity to secure an expansive family home just five minutes from the CBD, and moments from schools, shops, and local amenities.

From the street, the home's thoughtful design and commanding position create an immediate sense of exclusivity. At street level, you'll find a large boat shed, double garage, and easy access to both the main residence and the fully self-contained granny flat - designed to accommodate modern family living and multi-generational flexibility.

The granny flat exudes warmth and charm with polished timber flooring, a generous bedroom, modern bathroom, built-in office, and a secondary living area. It provides complete independence while remaining seamlessly connected to the main home.

Through the covered patio, you enter a spacious open-plan living area

4  2  3 

### FOR SALE

Offers Over \$815,000

### AGENTS

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### AGENCY

LJ Hooker Gladstone

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 **LJ Hooker**

enhanced by high ceilings, timber detailing, and durable flooring that offer both style and practicality. The well-appointed kitchen features an electric cooktop, stone benchtops, an expansive walk-in pantry, and ample space for a large refrigerator with a water connection in place. From here, ocean views frame the main living area, enhancing the sense of calm and connection to the outdoors. This level also includes a well-designed laundry with a convenient laundry chute from upstairs, a separate toilet, and a lined under-stairs cupboard for extra storage.

Upstairs, a second living space captures the coastal breezes and showcases sweeping ocean and district views. Three well proportioned bedrooms are positioned on this level, each with sliding doors opening onto the verandah for effortless indoor-outdoor living. The master suite features a spacious walk-in wardrobe, while the main bathroom impresses with its generous proportions, oversized shower, and elegant floor-to-ceiling tiles. A separate toilet completes the upper level.

Year-round comfort and security are assured with reverse-cycle air conditioning throughout the main living areas, granny flat, and master bedroom, complemented by secure mesh screening on windows and doors. The home also features a 6kW solar power system, offering energy efficiency and reduced running costs.

Outdoors, the property is designed for relaxation and entertaining. A large deck flows effortlessly from the living area, overlooking a resort-style inground pool, complemented by a sun hut and well established, low maintenance gardens - a perfect retreat for family gatherings or quiet afternoons.

With its elevated position, coastal outlook, and thoughtful dual-living design, this home delivers the ideal blend of space, style, and a truly unique lifestyle opportunity.

We'd love to show you through - get in touch today to book your private viewing!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

## MORE DETAILS

Property ID	4CJ1V
Property Type	House
House Size	158 m <sup>2</sup>
Land Area	1543 m <sup>2</sup>

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