







283 Auckland Street, South Gladstone

# A View You Can't Put a Price On!

Positioned high on Auckland Street on an elevated 903m² allotment, this inviting character home captures sweeping views across Gladstone Harbour. Cooling south-easterly breezes, a generous block and a convenient location close to the CBD combine to create a property with plenty to offer now and exciting potential for the future.

The full-width front verandah is undoubtedly one of the home's standout features-a wonderful place to enjoy your morning coffee, relax at the end of the day or simply take in the ever-changing harbour outlook.

Inside, soaring three-metre ceilings, generous proportions and classic features give the home a welcoming feel. The floor plan includes three bedrooms, all with built-in wardrobes, a central bathroom and the added convenience of a second toilet. Air conditioning provides year-round comfort.

The practical timber kitchen offers generous workspace and plenty of room for everyday meal preparation. Ready to enjoy from day one, the home presents beautifully while still offering exciting scope for its new owners to add their own style and further enhance its appeal over time.

3 1 3

**FOR SALE**
$599,000

**VIEW**
Sat 7th Nov @ 9:00AM - 9:30AM

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

Underneath the home, a secure lock-up garage, tandem carport and excellent storage provide plenty of practical space for vehicles, tools and recreational equipment. A separate secure room also offers flexibility for storage, hobbies or a workshop area.

Outside, established fruit trees are a welcome addition to the generous grounds, with plenty of space to enjoy or further enhance the garden.

Located just minutes from Gladstone CBD, schools, shopping centres and the Marina precinct, this unique property delivers views, convenience and future potential in an elevated South Gladstone position.

Property highlights:

• Elevated 903m2 allotment
• Sweeping Gladstone Harbour views
• Cooling south-easterly breezes
• Full-width front verandah capturing the outlook
• Three bedrooms with built-in wardrobes
• Air conditioning for year-round comfort
• Bathroom plus an additional toilet
• Three-metre-high ceilings and generous proportions
• Practical timber kitchen with generous workspace
• Established fruit trees
• Secure garage and tandem carport
• Excellent under-house storage
• Separate secure storage, workshop or hobby room
• Scope to personalise and add further value
• Minutes from the CBD, schools, shopping and Marina precinct

Properties offering this combination of elevation, generous land and CBD convenience are difficult to find-but it is the spectacular harbour outlook, a view you simply can't put a price on, that truly sets this home apart.

Contact us today to arrange your inspection of 283 Auckland Street and experience the outlook for yourself.

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## MORE DETAILS

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|---|---|
| Property ID | JJJ1V |
| Property Type | House |
| House Size | 108 m2 |
| Land Area | 903 m2 |
| Including | Air Conditioning |
| | Toilets (2) |
| | Balcony |
| | Dishwasher |
| | Secure Parking |

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LJ Hooker