



30 Dolphin Terrace, South Gladstone

Elevated Harbour View Living in Prestigious Catalina Heights

Harbour views, five bedrooms, exceptional entertaining and room for all the toys - this is the kind of family home that deserves to be experienced in person.

Welcome to 30 Dolphin Terrace, an impressive family residence positioned in the tightly held Catalina Heights estate - one of Gladstone's most sought-after residential addresses.

Set in a peaceful, elevated position capturing lovely harbour views, the home delivers something increasingly difficult to find: generous executive living on a predominantly flat and highly usable 739m² allotment.

Step inside and you'll immediately appreciate the space.

Five generous bedrooms and multiple living areas give the whole family room to spread out, while the beautifully updated kitchen creates a welcoming heart to the home. Ducted air-conditioning throughout the home, including in the bathrooms and garage for that added comfort. A stunning new main bathroom adds another touch of contemporary luxury, and the immaculate presentation throughout

5 2 6

FOR SALE

Offers Over \$1.1M

VIEW

Sat 12th Sep @ 10:00AM - 10:30AM

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Interested parties must rely solely on their own enquiries.



means there is nothing demanding your attention before you move in.

But it's when you step outside that this home really comes into its own.

The expansive covered entertaining deck provides the perfect setting for long lunches, weekend barbecues and relaxed evenings with family and friends, all with the harbour outlook creating a beautiful backdrop.

And for families with a caravan, boat, multiple vehicles or simply a need for extra storage, 30 Dolphin Terrace delivers in a big way.

Along with three-car accommodation, you'll find a separate tool shed and an extra-long covered carport providing excellent additional space for the caravan, boat or other vehicles. A comprehensive 16-camera security system adds further peace of mind.

Then there's the location.

Catalina Heights has long been regarded as one of Gladstone's premier residential areas, known for its quality homes, elevated streetscapes and family-friendly environment, while keeping schools, shopping, sporting facilities and the CBD within easy reach.

Homes offering this combination of location, outlook, five-bedroom family space, a usable block and outstanding vehicle accommodation don't come along every day.

If Catalina Heights is where you've been waiting to buy, 30 Dolphin Terrace needs to be on your inspection list.

Features You'll Love

- Prestigious Catalina Heights address
- " Elevated position with lovely harbour views
- " Predominantly flat and usable 739m² allotment
- Five generous bedrooms
- Multiple living areas
- Remote controlled ducted air-conditioning throughout, including in both bathrooms and garage (can also be controlled via phone)
- Beautifully updated kitchen
- Stunning new main bathroom
- Expansive covered outdoor entertaining deck
- Three-car accommodation
- Extra-long covered caravan or boat carport
- Separate tool shed
- Comprehensive 16-camera security system
- Immaculately maintained and ready to enjoy

Come and experience 30 Dolphin Terrace for yourself - this may be the family home you've been waiting for.

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	HNJ1V
Property Type	House
House Size	205 m2
Land Area	739 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Toilets (1)
	Alarm
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Harbour Views

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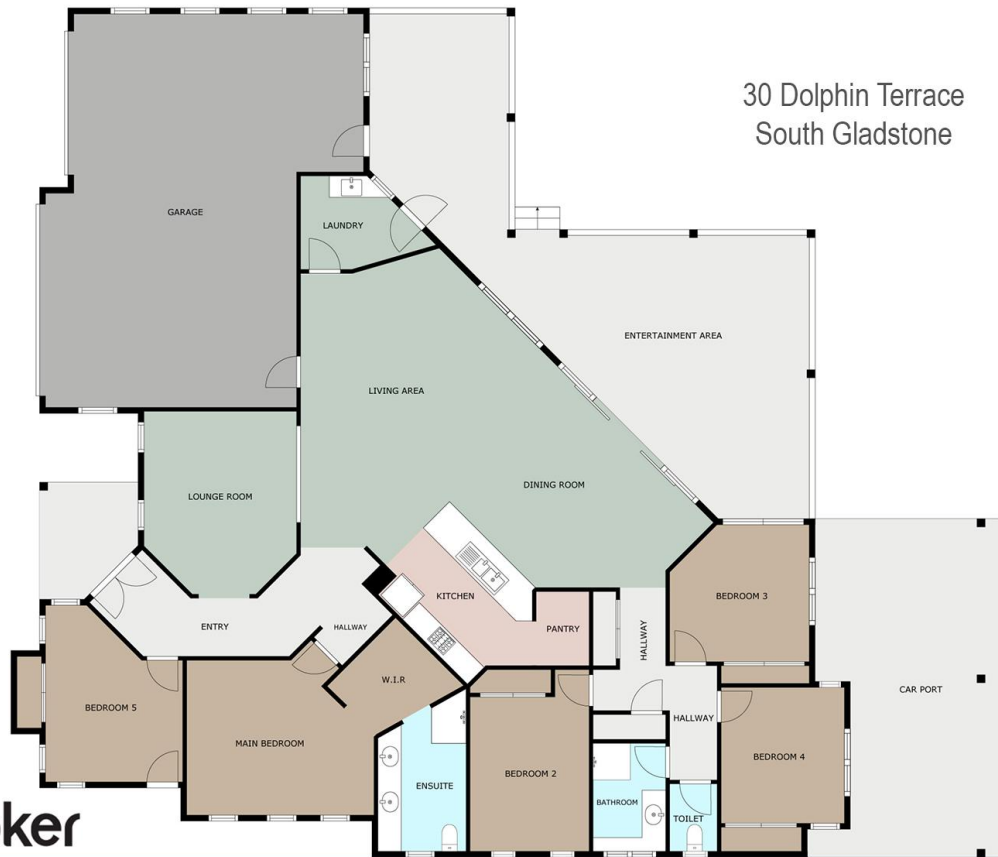
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South Gladstone



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