



40 Clipper Terrace, South Gladstone

Elevated Family Living in Prestigious Catalina Heights

Positioned on an elevated 920m² allotment at the end of a peaceful cul-de-sac, 40 Clipper Terrace offers the space, flexibility and privacy families are searching for-all within the highly regarded Catalina Heights precinct.

With approximately 212m² of internal living, this substantial four-bedroom home has been designed to comfortably accommodate busy family life. Multiple living areas provide room to gather, entertain or enjoy some separation, while warm finishes, terracotta tones and architectural detailing create an inviting atmosphere throughout.

Behind feature double doors, the grand master suite provides a spacious and private retreat for parents. Three additional bedrooms feature built-in wardrobes and ceiling fans, offering comfortable accommodation for children, guests or those needing a dedicated home office.

The generous outdoor entertaining area is positioned to capture the home's elevated outlook, with sweeping views across Gladstone's established suburbs and leafy surrounds, complemented by glimpses of the harbour.

4 2 2

FOR SALE
\$959,000

VIEW
Sat 19th Sep @ 9:00AM - 9:30AM

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Interested parties must rely solely on their own enquiries.

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Established gardens add privacy and greenery, while the fully fenced yard provides a secure space for children and pets. Two internal bathrooms are complemented by a third bathroom accessed externally, making it particularly convenient when entertaining or spending time outdoors.

Completing the home is a secure double garage with internal access, along with the peace and privacy that comes from its end-of-cul-de-sac position.

Property Highlights:

- Approximately 212m² of internal living space
- Multiple living areas offering flexibility and separation
- Generous 920m² fully fenced allotment
- Elevated position with expansive suburban views and harbour glimpses
- Spacious outdoor entertaining area
- Grand master suite positioned behind feature double doors
- Additional split-system air conditioning to the master suite
- Three further bedrooms with built-in wardrobes and ceiling fans
- Ducted air conditioning throughout
- Two internal bathrooms plus an externally accessed third bathroom
- Internal laundry
- Generous walk-in linen cupboard
- Solar power system
- Irrigation system
- Small garden shed
- Established gardens providing privacy and leafy surrounds
- Secure double garage with internal access

Offering generous proportions, a versatile family layout and an elevated outlook, 40 Clipper Terrace provides the space to grow, entertain and enjoy everyday family living.

Contact us today to arrange your inspection of this impressive Catalina Heights residence.

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	J0J1V
Property Type	House
House Size	212 m2
Land Area	920 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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GROSS INTERNAL AREA
FLOOR PLAN: 212 m²
EXCLUDED AREAS: ENTERTAINMENT AREA: 44 m², GARAGE: 39 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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