







5 Eden Street, South Gladstone

FOR SALE

LJ Hooker Gladstone is pleased to present 5 Eden Street, South Gladstone, to the market For Sale.

Positioned on a 759m² allotment on the fringe of Gladstone's CBD, this versatile property offers a unique combination of character, functionality, and convenience. Ideally positioned just minutes from Gladstone's key industrial precincts, port operations, and major arterial roads, while remaining within walking distance of retail, medical, and entertainment facilities, the property is well suited to a range of commercial and professional uses.

The main building showcases the charm of a traditional Queenslander while providing practical accommodation. Features include three rooms (each equipped with professionally installed data cabling), lounge, dining front sunroom and a additional room to the rear of the property, high ceilings, timber flooring, air-conditioning throughout, a full kitchen, and bathroom facilities.

Adding further value is a separate rear building offering flexible space for storage. The building is divided into two distinct areas, comprising storage space to one side and a warehouse/storeroom with office, kitchenette, and bathroom facilities to the other. Roller door access is available to both sections, providing excellent functionality and the

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FOR SALE
$575,000

VIEW
By Appointment

AGENTS
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

potential for additional income streams or business expansion.

Property Features:

759m² allotment
Prime fringe CBD location
Character Queenslander-style office accommodation
Three rooms
• conditioning throughout
Full kitchen and bathroom facilities
Separate rear building with warehouse, storage, office, kitchenette, and bathroom
Roller door access to rear building
Large double carport
Concrete access to rear improvements
Additional storage, laundry, and toilet facilities beneath the main building
Security system included

Properties offering this combination of character, rear warehouse/storage facilities, and central location are rarely available.

For further information or to arrange a private inspection contact:

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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	M2J1V
Property Type	House
House Size	113 m2
Land Area	759 m2
Including	Toilets (2)











Tamara Smits 0467 378 562
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LJ Hooker

Gladstone PHOTOGRAPHY
REAL ESTATE
COMMERCIAL
INDUSTRIAL

Floor plan is for illustrative purposes only and is not to scale. All information provided is a guide only and should be independently verified.

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