







34 Flounder Crescent, Toolooa

MOTIVATED SELLER - ALL OFFERS ENCOURAGED!

Positioned in a convenient and family-friendly pocket of Toolooa, 34 Flounder Crescent presents an outstanding opportunity for investors, first-home buyers and those looking to secure a property with plenty of room to add value. With a motivated seller ready to move forward, this is an opportunity well worth your attention. The seller is keen to see a result, and genuine offers are encouraged!
Set on a generous 749m² elevated allotment, this solid three-bedroom home offers comfortable living, a practical layout and exciting potential to make it your own.
Stepping inside, you'll appreciate the light-filled upper level, beautiful timber flooring, high ceilings and air-conditioned open-plan living and dining area. The centrally positioned kitchen offers ample storage and bench space, while all three bedrooms are generously sized and serviced by a functional family bathroom.

AN INVESTMENT WITH INCOME ALREADY IN PLACE
For investors, the property offers the advantage of an established tenancy in place until October 2026, providing rental income from day one. With a generous landholding and a convenient location, there is also scope to explore future improvements and add further value over time.

3 1 1

FOR SALE
Offer's Around $499,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gladstone
(07) 4972 2800

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.

LJ Hooker

YOUR OPPORTUNITY TO ENTER THE MARKET AND ADD VALUE
First-home buyers and owner-occupiers will appreciate the opportunity to secure a substantial 749m² allotment, with the flexibility to renovate, modernise and personalise the home to suit their own style. The property offers solid foundations and a functional floor plan, giving buyers the opportunity to build equity and create something special over time.

SPACE, STORAGE & FUTURE POTENTIAL
Downstairs, you'll find secure car accommodation along with an abundance of storage space, ideal for tools, recreational equipment, hobbies or additional household storage.
The spacious backyard provides plenty of room to bring your vision to life. Whether you're dreaming of a shed, pool, outdoor entertaining area, space for children and pets, or somewhere to accommodate your boat or caravan, the possibilities are plentiful (subject to council approvals).

A CONVENIENT TOOLOOA LOCATION
Enjoy the convenience of being close to local schools, shopping centres, parks and public transport, making everyday living easy while keeping you connected to everything you need.
THE SELLER IS MOTIVATED - DON'T MISS THIS OPPORTUNITY!

Whether you're searching for an investment with an established tenancy, looking to secure your first home or wanting a property with plenty of scope to add value, 34 Flounder Crescent deserves a place on your inspection list.
The seller is keen to move forward, and we welcome genuine buyer interest and offers. If you've been considering a property in Tooloola, now is the time to arrange your inspection, explore the potential and put your offer forward.

Contact Tahni Roberts at LJ Hooker Gladstone today to arrange your inspection.
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.

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MORE DETAILS

Property ID	F7J1V
Property Type	House
House Size	94 m2
Land Area	749 m2
Including	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced balcony/patio/terrace bath separate dining room garden











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