







20 Williamson Street, West Gladstone

CHARACTER QUEENSLANDER WITH DUAL LIVING & ELEVATED VIEWS

POSITIONED IN A CENTRAL WEST GLADSTONE LOCATION, THIS SPACIOUS QUEENSLANDER-STYLE HOME OFFERS FIVE BEDROOMS, DUAL LIVING, GENEROUS INDOOR AND OUTDOOR LIVING AREAS AND ELEVATED SUBURBAN AND MOUNTAIN VIEWS.

Set across two levels, the home provides plenty of flexibility for families needing additional space, multi-generational living or simply room for everyone to spread out.
Upstairs showcases the character you would expect from this style of home, with polished hardwood floors, high ceilings and wrap-around verandahs complementing the generous living spaces. Downstairs adds another layer of flexibility, with two bedrooms, its own living area and bathroom, creating a practical dual-living arrangement that works well for extended family, guests or those simply wanting additional separation within the home.

Features include:

- Five bedrooms across two levels

5 3 3

FOR SALE
$750,000+

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gladstone
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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.

- Three bathrooms, including an ensuite upstairs + additional powder room
- Dual living configuration
- Polished hardwood floors upstairs
- High ceilings throughout the upper level
- Spacious open plan living and dining
- Additional family room with direct access towards the pool area
- Generous kitchen with ample bench and cupboard space
- Split system air-conditioning plus Breeze-Air cooling
- Wrap-around verandahs enjoying suburban and mountain views
- Downstairs living area with tiled flooring
- Dedicated laundry with direct outside access
- Separate electricity metering to each level
- Swimming pool with private surrounds
- Single lock-up garage plus double carport
- Lockable storeroom and a garden shed
- Solar panels

Conveniently positioned with Gladstone CBD, shopping centres, schools, sporting facilities, restaurants and the Aquatic Centre all within easy reach, this is a home that offers genuine space and flexibility in a very central location.

COME AND VIEW 20 WILLIAMSON STREET AND SEE JUST HOW MUCH THIS HOME HAS TO OFFER.

Additional Property Information
- Owner Occupied
- Council rates approx. $4,290 per annum
- NBN FTTH
- Rental Appraisal $850 - $900 pw
- or rent out separately $450 - $500 Upstairs, $400 - $450 Downstairs pw

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	K1J1V
Property Type	House
House Size	220 m2
Land Area	607 m2
Including	Air Conditioning
	Evaporative Cooling
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Solar Panels
	Water Tank







Ludwig Ehrke 0490 742 956
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GROSS INTERNAL AREA
FLOOR 1: 117 m², FLOOR 2: 68 m²
TOTAL: 186 m²
EXCLUDED AREAS: ENTERTAINMENT AREA: 131 m², POOL AREA: 40 m²
CAR PORT: 19 m², GARAGE: 32 m², SUN DECK: 8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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Floor plan is provided by Gladstone Photography 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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