



5 Charles Street, West Gladstone

Two Homes. One Opportunity.

Positioned on a level 701m² allotment in the heart of West Gladstone, this solid lowset duplex offers an exceptional opportunity for investors, owner-occupiers and buyers seeking the flexibility of dual living on one title - with no body corporate fees.

Comprising two two-bedroom units, the property provides immediate rental income, with one unit currently tenanted and the second owner occupied. This offers the flexibility to move straight in or lease both residences.

Comfortable and functional as it stands, the duplex also presents an excellent opportunity to refresh and personalise over time, enhancing both its appeal and long-term value.

Constructed from solid besser block with a tiled roof, each unit offers open-plan living and dining, split-system air conditioning to the living area, ceiling fans, covered external laundry facilities and practical, low-maintenance living. A shared backyard and accommodation for three vehicles complete this versatile package.

Conveniently located close to schools, shopping centres, public transport, the Gladstone CBD and hospital precinct, this is a rare opportunity to secure a duplex on one title in a well-established and

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FOR SALE

Please Call

AGENTS

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AGENCY

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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.



highly convenient location.

Property Features:

- Duplex on one title
- No body corporate fees
- Two lowset two-bedroom units
- One unit currently tenanted
- One unit owner occupied
- Solid besser block construction
- Tiled roof
- Level 701m²; allotment
- Three-vehicle accommodation
- Split-system air conditioning to living areas
- Shared backyard
- Opportunity to refresh and add value over time
- Convenient West Gladstone location

Whether you're looking to expand your investment portfolio, secure a home with additional income or purchase a property with scope to add value over time, this versatile duplex is well worth 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.

MORE DETAILS

Property ID	H1J1V
Property Type	House
House Size	150 m ²
Land Area	701 m ²

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