



1/2 Watt Street, West Gladstone

Prime Position Opposite Gladstone Hospital




LJ Hooker Gladstone is pleased to present to the market 1/2 Watt Street, West Gladstone.

Ideally positioned directly across the road from Gladstone Hospital, this well-presented two-bedroom unit offers comfortable, low-maintenance living in an exceptionally convenient location.

The unit features two generously sized bedrooms, both with built-in wardrobes and air-conditioning. The modest yet functional open kitchen flows into a cosy open-plan living and dining area, also serviced by air-conditioning for year-round comfort. Easy-care tiles feature throughout the main living areas, while both bedrooms are carpeted for added comfort.

Practicality is a key highlight, with the laundry located downstairs along with a covered storage area, plus the added benefit of a secure garage situated beneath the unit.

Well suited to owner-occupiers, hospital staff, or investors alike, the property is within easy walking distance to local schools, shops, and everyday amenities, making it a highly desirable option in a sought-

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FOR SALE
Offers Over \$295,000

VIEW
By Appointment

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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.

 **LJ Hooker**

after position.

The property is currently leased returning \$300.00 per week.

Council Rates: \$3,436.58 per annum

Body Corporate: \$1,351.98 per half year

For more information, please contact our office on 07 4972 2800.

Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID 5DJ1V
Property Type Unit

Tamara Smits 0467 378 562

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