



9/5 Valley Vista Court, West Gladstone




## Move Straight In or Invest - Vacant & Partly Furnished

Positioned within the popular Valley Vista complex, this well-maintained three-bedroom townhouse offers an excellent opportunity for first home buyers, downsizers and investors alike. Currently vacant and offered partly furnished, including a refrigerator, washing machine and dryer, the property is ready for its next owner to move straight in or lease out immediately.

Designed for comfortable, low-maintenance living, the home features a light-filled open plan living and dining area that flows seamlessly to a private outdoor entertaining area and courtyard-perfect for relaxing or enjoying time with family and friends.

The functional kitchen overlooks the living space and provides ample bench space and practical storage, making everyday living both easy and convenient.

All three bedrooms are generously sized and include built-in robes and air conditioning for year-round comfort. The master bedroom features its own private ensuite, while the remaining bedrooms are serviced by a central family bathroom.

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### FOR SALE

Offers Over \$517000

### 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.



A single lock-up garage with internal access is complemented by an additional open car space, providing added convenience for residents and visitors.

Ideally located just minutes from Gladstone Hospital, local schools, shopping centres and the Gladstone CBD, this property offers the perfect balance of comfort, convenience and low-maintenance living.

Whether you're looking for a home to move straight into or a smart investment in a sought-after location, this is an opportunity not to be missed.

**Features You'll Love:**

- Vacant and ready for immediate possession
- Partly furnished, including refrigerator, washing machine and dryer
- Three bedrooms with built-in robes and air conditioning
- Master bedroom with private ensuite
- Open plan living and dining area
- Functional kitchen with ample storage and bench space
- Family bathroom
- Private outdoor entertaining area and low-maintenance courtyard
- Single lock-up garage with internal access
- Additional open car space
- Approximately 135m<sup>2</sup> allotment
- Conveniently located close to schools, Gladstone Hospital, shopping centres and the Gladstone CBD

Vacant and ready for its next owner, this is an opportunity not to be missed. Contact us today to arrange your inspection or request further information.

**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	FWJ1V
Property Type	Unit
House Size	105 m2
Land Area	135 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	modern bathroom
	modern kitchen
	close to schools
	close to shops
	close to transport

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