



Spacious Home With Self-Contained Granny Flat



4



2



3

5 Beale Street, West Gladstone

Sold for \$495,000 (May 30, 2024)

Raine & Horne Gladstone are pleased to present 5 Beale Street, West Gladstone! This house is a rare and sought-after opportunity offering a spacious family home plus a large fully self-contained Granny-Flat providing dual living accommodation. With a generous land area of 642 sqm and a building area of 244 sqm, there is plenty of room for everyone to spread out and relax across the two floors OR enjoy the benefits of dual living.

Upstairs:

Upstairs features hardwood flooring throughout, 3 spacious bedrooms all with built-in wardrobes, fans and air conditioning. Upstairs also features a living area leading onto a large deck, bathroom and large kitchen with modern appliances and an island bench adding to the ease of any food preparation for the family on those busy mornings or late nights. An outdoor undercover laundry is located off the kitchen.

Enjoy the beautiful aerial views and breezes of West Gladstone from the comfort of your living room, or the large entertaining deck that's big enough for the whole family to enjoy those summer BBQ's. The house is north facing which means you avoid the hot afternoon sun and benefit from great breezes all year round. The hardwood floors and features add to the charm of this home, making it a welcoming and inviting space for all to enjoy.

Property ID: L26747978

Property Type: House

Building / Floor Area: 244

Carports: 3

Land Area: 642.0 sqm

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Downstairs:

Downstairs offers the option of yet more space for the family or simply close the door and use it as a Granny- Flat with its own driveway, entrance and washing line! Offering a spacious airconditioned living area, a fully equipped kitchen plus walk-in pantry, 2nd bathroom, laundry and 4th spacious bedroom which is also serviced by a split system air conditioning unit. Soundproofing between the levels means that you can enjoy peace and quiet no matter what noise is happening upstairs!

Downstairs also offers a separate airconditioned office, originally designed for the owner to work from home and located at the front of the house meaning people can come into the office space without interrupting the upstairs home or downstairs living space.

Step outside to the fully fenced backyard and beautiful gardens that create the perfect private place for the family and pets to enjoy, whether it be running around the yard or using the additional covered patio space for entertainment there is no limit to what this property can provide.

Key Features:

- 4 Bedrooms
- 2 Bathrooms across two levels
- 2 Kitchens
- 2 Separate driveways with carports
- 2 Living areas
- 2 Laundries
- Office space
- Airconditioned throughout
- Dual Living
- Internal stairs
- Hardwood Timber Flooring
- Large Deck with great views and breezeways
- Fully fenced backyard
- Solar panels
- 642m2
- Currently tenanted @ \$480per week (Lease Exp December)

- Current rental appraisal \$500-\$550per week

Located in a peaceful suburb with stunning views of the neighbourhood, this property is a true gem that's a stones throw to schools, restaurants, shops and the CBD, yet is a peaceful retreat from the hustle and bustle of city life. Don't miss out on the opportunity to make this house your home or your next investment property. Contact Jonty Britton on 0422649270 or jonty.britton@gladstone.rh.com.au today for more information or to schedule a viewing.