

**Ideal Investment Property - Get Here Fast..!**



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## 4/9 Cavella Drive, Glen Eden

**Sold for \$458,500 (Aug 13, 2025)**

This opportunity represents Gladstone's best valued Townhouse today, so you will need to act quickly to avoid the rush!

The owner of this property has priced this unit to sell quickly and this is the perfect opportunity to grab a fantastic property at a budget price at the best time in this rising property cycle.

This contemporary property is located in the "The Shire" Complex and is in a prime location for anyone wanting to position themselves between Gladstone and Boyne Island / Tannum Sands, giving the property a fantastic position for the astute investor looking for a high quality unit in a sought after area.

The Townhouse offers 3 bedrooms (main with en-suite), fully equipped kitchen with stainless steel appliances and an internal laundry, open plan living space leading out to your private outdoor entertainment area and plenty of extra storage space for the prospective resident. The complex offers a communal BBQ area and in-ground pool precinct for all guests of the complex.

The building has been tastefully finished with a modern, contemporary colour scheme and is positioned in one of the fastest growing areas in Gladstone.

**Property ID:** L34142957

**Property Type:** Townhouse

**Garages:** 1

**Open Parking:** 1

**Land Area:** 155.0 sqm

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**Steven James**

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So, if you have been looking for a top quality property in Gladstone that offers you a fantastic location, and great potential for capital growth in the next couple of years – then this is the property for you..!

The property is currently tenanted for \$440 per week until 23/08/2025.

The Body Corporate Fees are \$5925.64p.a. and the Council Rates are approximately \$3600p.a.

Call the Marketing Agent – Steven James on 0439 111 197 to arrange your private inspection as soon as possible as this property will not last long at this price level.