

Excellent Investment Opportunity - Act Now!!



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## 10/21 Roberts Street, South Gladstone

### Offers Around \$419,000 Considered

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 have priced this Townhouse to sell quickly and this is the perfect opportunity to grab a fantastic property at a budget price in a rising property market.

This contemporary property is located in the "Harbourside Gardens" Complex and is in a prime location for anyone wanting to position themselves close to schools & shopping facilities – giving the property a fantastic position for the astute investor looking for a good quality property in a sought after area.

The Townhouse offers 3 bedrooms (main with en-suite, air-conditioning and balcony), fully equipped kitchen with stainless steel appliances and an internal laundry, open plan living space leading out to your private outdoor entertainment courtyard and plenty of extra storage space for the prospective resident, single automatic lock-up garage and much more. The complex offers a communal BBQ 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 most popular rental areas in Gladstone.

So, if you have been looking for a top quality property in Gladstone that offers you a fantastic

**Property ID:** L34928523

**Property Type:** Townhouse

**Garages:** 1

**Land Area:** 140.0 sqm

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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 \$435 per week until 28/03/2026.

Current Rental Appraisal is \$470-490 per week

Body Corporate Fees approximately \$TBA

The Council Rates are approximately \$3400p.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.