



## FOR SALE

### TOP INVESTMENT OPPORTUNITY - HOLD FOR THE BOOM !!!

This very large Three bedroom, Two bathroom, Two Car Garage Townhouse is situated in Villas On French - a stunning boutique complex of only 12 properties, with a gorgeous pool AND.... a low Body Corporate!!!

Only 11 years old, the property is conveniently centrally located just a few minutes to Central Gladstone, which results in a continuous high demand for tenancy, but this property could equally become your new home!

Some of the features of the property include:

- \*Large living over two levels
- \*Ground level features a large kitchen with corner pantry and dishwasher, Air conditioned, tiled, open plan living/dining, separate laundry and powder room
- \*Upstairs comprises three large bedrooms and a huge Main Bathroom, including large soaking bath and separate shower
- \*The Master bedroom is air conditioned, has a large ensuite and built in robe.
- \*The two car garage accommodation is designed so you can use one as a garage, and one as an outdoor living patio, as it opens out into the back courtyard, or it can be an additional garage.
- \*Good sized fully fenced courtyard

With the recent announcement that Gladstone is to be home to one of the world's largest Hydrogen Hubs, very high capital gain is predicted in this region !!!

Prices are already on the rise as the word spreads! Be one of the smart investors and buy now while prices are still relatively low.

**DO NOT DELAY !!**

Call me for further information or to arrange a private inspection.

Please note: the photos displayed in this advertisement are typical only of the townhouses in this complex and not necessarily of this particular property.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers over \$280,000

#### OPEN FOR INSPECTION:

N/A



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