



**SOLD**

**TOP INVESTMENT OPPORTUNITY !!! OR... MOVE IN READY - PET FRIENDLY!!!**

Step into luxury living at No. 9 Villas On French , where this stunning 3-bedroom townhouse offers the perfect blend of modern comfort and practical living,, More like a house and boasting a huge fully fenced back yard for kids and pets to play in safety and security!!!

**PROPERTY FEATURES:**

**Level One**

- \* Three generous sized Bedrooms - Master Bedroom with Ensuite and Air Conditioning
- \* Huge Main Bathroom with bath and shower and expansive storage

**Ground Level:**

- \*Open Plan Air Conditioned Living/Dining
  - \*Modern Kitchen featuring S/S Appliances, including a Dishwasher
  - \*Separate Laundry and Powder room
  - \*Two single remote Lockup garages - one open to the backyard providing easy access for storage of trailers etc. This space has double functionality as a covered outdoor living area, with direct access from the lounge.
  - \*Uniquely large fully fenced backyard for entertaining and offering a secure play area for children and pets alike
  - \*Low Body Corporate Levy
- The newly painted Complex features a beautiful Pool for residents to enjoy. With only 12 properties in the complex, it's just like having your own private oasis throughout the summer, without the maintenance!!!
- \* For the Investor - high tenancy demand and capital growth!!!

**LOCATION:**

- .Transportation links provide easy access to Gladstone's CBD and surrounds
- Gladstone South State School with unique swimming facilities
- .Trinity High School
- Toolooa State High School serving over 1,000 students
- Easy access to Gladstone's industrial and commercial centres
- Close to recreational fishing and boating at Port Curtis
- Well-established community with excellent infrastructure
- .Shopping, Restaurants, Cafes and all amenities - all within 2-5 mins drive away

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$480,000**

**OPEN FOR INSPECTION:**  
**N/A**



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*First floor*



*Ground floor*

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.