



FOR SALE

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:

Offer Over \$475,000

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.