



## Central Location with Solar Power & Pool



### 1 LAVER STREET, West Gladstone

Sold for \$325,000 (Sep 30, 2020)

Here is an opportunity to secure a great property in a fantastic central location with a sparkling pool ready for you to enjoy as Spring rolls into Summer.

This well-loved split-level home has lovely polished hardwood floors throughout the upper level living area and bedrooms, and a huge downstairs multipurpose room, ideal for the home gym, media room or kids play area.

The well-appointed kitchen is designed and built by renowned local cabinet makers Sparkmans and comes complete with large walk-in pantry, ceramic cooktop, and ducted rangehood.

With air-conditioning installed throughout the home and 3.5KW of grid-connected Solar Power installed, you can control the climate without worrying about huge power bills.

Three bedrooms are located upstairs and are serviced by a huge modern bathroom. The master bedroom has brand new block-out blinds installed and all three have air-conditioning. Downstairs is the fourth bedroom also with A/C and its own bathroom – ideal for guests or a young adult family member.

Add to all this a great workshop area, double roller-door off-street parking and room for a

<b>Property ID:</b>	L1085376
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	176
<b>Garages:</b>	2
<b>Carports:</b>	1
<b>Land Area:</b>	597.0 sqm

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boat or caravan plus separate laundry, shaded outdoor entertaining/BBQ area next to the inground pool and you are on a winning ticket!

Features at a glance:

- Air-conditioned throughout
- Large upstairs living area and bedrooms w/ polished hardwood floors
- Quality custom kitchen w/ walk-in pantry
- 3.5KW grid-connected Solar Power
- Huge downstairs multi-purpose room
- Separate downstairs bedroom and bathroom
- Inground pool
- Shaded outdoor entertaining/BBQ area
- Workshop/mancaue
- Off-street parking for 3 vehicles
- Garden shed
- Separate laundry
- Continuous flow gas hot water
- Close to schools, shopping & transport

Do not miss out. Call Stefan today on 0429 098 653 to arrange your inspection!