

Gladstone Designer Homes team takes out top gongs

CHRIS Allen and his team at Gladstone Designer Homes swept the pool at the Central Queensland Master Builders Awards held last Saturday in Rockhampton, taking home twice as many awards as their nearest competitor.

As well as winning in three categories, they also took home the Presidential Award for quality and value for money in housing design and construction.

"The homes that won were designed two years ago in the aftermath of the GFC, so we went economical to suit the local Gladstone population," Mr Allen said.

A four-bedroom home in Emmadale Gardens built on a relatively small 260sq m block won top honours in the category of Best Home Under \$250,000 for Gladstone Designer Homes.

"It's a great design for a sloping block, with a quite narrow frontage," Mr Allen said.

Gladstone Designer Homes' display home at Emmadale Gardens was also a winner for the team, as well as a bedroom and deck extension in Benaraby which won the category of Best Extension Under \$250,000.

"The display home features a stone

kitchen, a step-down garage which is great for the sloping block, feature corners as well as the three bedrooms and a study," Mr Allen said.

He said he entered homes in three categories, but with about 400 people at last Saturday's dinner and only 12 awards for house construction, he was not expecting to take home all three.

"We're very proud and a bit overwhelmed," he said.

"We've been so lucky to have excellent staff and a fantastic team of subcontractors. I couldn't have done it without them."



WINNERS: The team at Gladstone Designer Homes won a swag of honours at the Central Queensland Master Builders Awards. KATRINA ELLIOTT PHOTOGRAPHY



YARWUN 308 SPRING VALLEY ROAD

3 1 2



OPEN

RURAL BLISS

This home is perfectly positioned to capture the panoramic views of the valley below. Situated at the highest point in the valley it enjoys uninterrupted views of the ranges and green pastures stretching through to Calliope River Road in the distance. The home boasts very spacious living areas and a kitchen to please the most discerning chef! A second living room is also provided and could easily be utilized as a fourth bedroom or guest room if required, while the three existing bedrooms are all very sizeable and provide built-in wardrobes and air conditioning. The property also includes a single lockup garage, plus a three bay powered shed with both front and rear access, three bores as well as water tanks and pumps. To preview this property visit www.remax.com.au Ref. R46093.

PRICE:: \$649,000
INSPECT:: SATURDAY AND SUNDAY 11AM - 11.30AM
AGENT:: Team Williams 0432 686 751



CALLIOPE 74 NANANDO DRIVE

3 2 2



OPEN

A COUNTRY LIFESTYLE CHOICE

Located in popular Calliope, this beautiful home sits on a large 5854m² (1.4 acres) allotment with rural views. There's room here for the largest of sheds with easy side access to the rear of the allotment. Three very spacious bedrooms are provided here, with the main air conditioned suite boasting a walk through robe and ensuite, while the extra bedrooms offer built-in wardrobes and fans. A separate office is also provided and conveniently located adjacent to the main living area. The chef in the family will be most impressed with the large gas cooker, plenty of bench space and loads of cupboards. The yard itself has been left as a blank canvas - here you will be able to use your creative skills to design and landscape to your heart's content. To preview this property visit www.remax.com.au Ref. R45950.

PRICE:: \$539,000
INSPECT:: SATURDAY AND SUNDAY 11AM - 11.30AM
AGENT:: Team Williams 0432 686 751



WEST GLADSTONE 13 HOLLAND STREET

3 2 2



OPEN

A SOLID INVESTMENT

Situated in popular West Gladstone, this solid highest block brick home awaits your inspection, would make the ideal family home or investment. The downstairs area includes a double lockup garage, the laundry and second bathroom and spacious tiled rumpus room with sliding door access to the front of the home. Internal stairs lead you to the main living area with beautifully polished timber flooring, and a new kitchen boasting tiles, electric appliances, and dishwasher. All three bedrooms offer built-in wardrobes, fans and an air conditioner is located in the main suite. To preview this property visit www.remax.com.au Ref. R43965.

PRICE:: OFFERS FROM \$469,000
INSPECT:: SATURDAY AND SUNDAY 11AM - 11.30AM
AGENT:: Team Williams 0432 686 751



NEW AUCKLAND 12 WALNUT ST

3 1 2



OPEN

ONLY FIVE YEARS YOUNG!

This property is perfect for entertaining all year round and has plenty of space both inside and out. The sizeable undercover timber deck flows onto the terraced back yard and to the left houses a four person spa. The kitchen includes a dishwasher and loads of cupboard space. The home boasts three queen sized rooms all with built-ins and fans as well as split system air cons in two of the three bedrooms. The home also has a modern, and spacious two way bathroom. Downstairs you will find the double lock up garage and room for an additional driveway to be added for side access if required. To preview this property visit www.remax.com.au Ref. R43965.

PRICE:: \$479,000
INSPECT:: SATURDAY AND SUNDAY 12NOON - 12.30PM
AGENT:: Team Williams 0432 686 751



INNER CITY 261 AUCKLAND STREET

4 1 1



INNER CITY COTTAGE WITH DEVELOPMENT POTENTIAL

This quaint cottage located on the inner city fringe offers a land content of 809m² zoned high density, so offers a great opportunity for homeowners or developers looking for something close to the CBD. The home offers 4 bedrooms, 3 of which are air conditioned. The kitchen is original, but is in great condition. There is easy side access to the home, and there is a single garage plus ample workshop space, in addition to the very spacious and flat backyard. This home offers plenty of potential to savvy investors, or homeowners, and won't be on the market for long. To preview this property visit www.remax.com.au Ref. R46134.

PRICE:: \$419,000
INSPECT:: By Appointment
AGENT:: Team Williams 0432 686 751



GECKO VALLEY ESTATE 10 REINAERHOFF CRESCENT

4 2 2



GECKO VALLEY MAGIC

Situated in popular Gecko Valley Estate on a large 981m² allotment, this stunning home will suit the most discerning buyer. It boasts four spacious bedrooms plus an office, ensuite and walk-in robe, as well as a formal theatre room, and an open airy rumpus room. It also features quality fixtures and fittings throughout, a well appointed kitchen complete with granite bench tops, gas hotplates and loads of cupboard and bench space. A double lockup garage is provided and side access is also available to the backyard where there is plenty of room for a shed and pool if desired. Preview this home at www.remax.com.au Ref. R45557.

PRICE:: \$650,000
INSPECT:: By Appointment
AGENT:: Team Williams 0432 686 751



BOYNE ISLAND 13 SWAINS COURT

3 1 2



MORE THAN MEETS THE EYE

This very neat and tidy lowset home would make an ideal first home for those looking for a relaxed coastal lifestyle on a budget. Located in popular Boyne Island, it is close to amenities, and positioned in a quiet cul-de-sac. If you enjoy entertaining, then the well shaded pool will suit you perfectly - it features established gardens surrounding it, as well as extra space inside the pool area for barbecuing and entertaining guests. There is easy side access as well, so if you own a boat or a van that you would like parked off the street - there is plenty of room here! To preview this property visit www.remax.com.au Ref. R43974.

PRICE:: \$425,000
INSPECT:: By Appointment
AGENT:: Team Williams 0432 686 751



INNER CITY 82 OFF LANE

3 1 2



YOU'LL JUST LOVE IT!

From the moment you pull up out the front, you will be drawn to this home's quaint appeal. The front porch leads to a carpeted foyer area, currently utilized as an office, while a sliding door also leads to the air conditioned lounge room complete with polished timber floors and high ceilings. The new kitchen offers you gas cooktops, an electric oven, dishwasher and plenty of bench and cupboard space. Three bedrooms are provided here, with the main and second bedrooms offering air conditioning. The main bathroom has also been renovated, so too the laundry adjacent to the kitchen. To preview this property visit www.remax.com.au Ref. R46010.

PRICE:: \$425,000
INSPECT:: By Appointment
AGENT:: Team Williams 0432 686 751



CALLIOPE 40 MUIRHEAD ST



ENJOY THE SPACE - OR SUBDIVIDE!

This great block in Calliope is 2489m², and offers the opportunity for you to own either a large block to build your dream home, or subdivide and profit. A previous approval had been issued to subdivide this lot into three, however this approval has lapsed, and a re-approval would need to be applied for. The block is flat, and close to all amenities in the Calliope community. Call Karen Williams today for more information on 0418 783 961. To preview this property visit www.remax.com.au Ref. R46164.

PRICE:: \$249,000
INSPECT:: Anytime
AGENT:: Team Williams 0432 686 751



CITY 10/218 AUCKLAND STREET

2 1 1



INNER CITY UNIT IN IMMACULATE CONDITION

This is the end unit in a solid brick complex, that presents the perfect opportunity for investors and first home buyers alike. This two storey townhouse, offering two spacious air conditioned bedrooms upstairs, with the main suite providing a sliding door to the front patio. A very neat and tidy bathroom is also on this level. Downstairs is a well sized living area, neat kitchen and laundry. To preview this property visit www.remax.com.au Ref. R38917.

PRICE:: \$310,000
INSPECT:: By Appointment
AGENT:: Team Williams 0432 686 751

