

3 GRACE CRESCENT, SLADE POINT, QLD, 4740



## FOR SALE

### LAMBERTS BEACH, ELEVATED AND QUIET

Perched high on a hill at Grace Crescent and just minutes to the sandy shores of Lamberts Beach is this new to the market, rock solid brick home on a low maintenance 458m2 allotment. With lush, landscaped gardens, the property has a very cool and private outlook and boasts a lovely large outdoor deck for all year round entertaining. If you have kids who like dancing or you need a completely separate media room, extra guest room or even looking to run a business from home, the very spacious, airconditioned rumpus with ample storage would be perfect. All 3 bedrooms have built in robes, ceiling fans and are a generous size. The main bedroom has it's own private balcony so getting some quiet time for a cuppa or reading a book is never a problem. The open plan living area has a super sized kitchen with brekky bar, dishwasher and ample cupboard space. There is a another, separate lounge with bay window and the home is fully security screened and has split system air for those hot summer days. Plenty of room in the fully fenced yard for the kids to play or to add a swimming pool if desired. There is a 13.3Kw Solar system with 10Kw inverter so no more nasty electricity bills. 2 Car off street parking and adding a double carport would complete the package. If you're looking for a home or an investment, this gorgeous property is not to be missed. Lamberts Beach is a beautiful little community with everything from Whale Watching, scenic lookouts, walking tracks, restaurants, Daycare, primary school, medical centre, dental, cafes, boat ramp and just 10 mins to Mackay CBD. Estimated Rental Return \$620 to \$660p/w. Rates \$1,779.24 per half year.

3 BED | 1 BATH | 0 CAR

**PRICE:**  
SOLD BY JODIE COWIN

**OPEN FOR INSPECTION:**  
N/A



**Jodie Cowin**  
**0407211322**  
jodiecowin@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)