



**SOLD**

## LOCATION, SIZE. AND SHED. DUAL LIVING OR HOME OFFICE.

Run a home business or let the family spread out with this cleverly designed dual living home. Upstairs is a three-bedroom home with stunning wood flooring. At the top of the internal timber staircase is a generously sized kitchen. It has modern benchtops and attractive splashbacks. The family chef will be pleased that the kitchen storage is an insightful mix of drawers and cupboards.

Each of the bedrooms has built-in wardrobes, ceiling fans and air-conditioning.

The opportunities with the downstairs space are numerous. It has a rumpus-like room with its own private entrance and bathroom. With the addition of the kitchenette, also located downstairs, this space could be easily sub-let for additional income. Or, run a home business from the office-like area adjacent to the second, private downstairs entrance.

The residence has been fitted with a generator change over switch for added convenience, so you have no need be without without power come storm season.

The front and backyards of this 729m<sup>2</sup> block have been cleverly designed. The front has been created as a sanctuary with a range of flowering trees to attract birdlife. The area is nicely shaded in the afternoons to enjoy a cuppa.

Out the back are several fruit trees, including lemon/lime, orange, custard apple trees and banana. The backyard is also home to the 6.8m x 6m powered shed with workbenches and plentiful storage. The shed can be directly accessed via the double side gates and has a third open-ended bay for storing the caravan or boat. There is gate access on both sides of the house.

Andergrove is one of Mackay's most popular suburbs. It has a range of quality schools, two of which are within walking distance from your front door. Everything you could need, including GPs, specialty stores and supermarkets, are within a short drive.

Rental appraised at \$780 - \$810 per week.

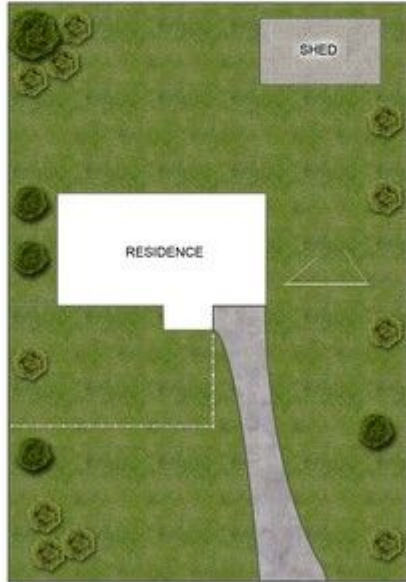
**3 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$690,000

**OPEN FOR INSPECTION:**  
N/A



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**SITE PLAN**

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