



# FOR SALE

## SPACIOUS FAMILY LIVING WITH FOUR ENSUITES – NO BODY CORPORATE

Offering an exceptional combination of space, comfort and convenience, this impressive two-storey townhouse at 1/35 Makybe Diva Drive, Ooralea is a rare opportunity for families, investors or those seeking a low-maintenance lifestyle without compromising on room to move.

Designed with flexibility and privacy in mind, the home features four generously sized bedrooms, each complete with its own private ensuite bathroom – an increasingly sought-after feature that makes this property ideal for large families, multi-generational living, university students or guests.

The well-considered floorplan provides multiple living zones, including a dedicated study for those working from home and a separate rumpus room offering additional space for relaxation, entertaining or family activities. The modern kitchen is centrally positioned and equipped with quality appliances, including a dishwasher, while ample storage is provided through built-in wardrobes throughout.

Year-round comfort is assured with split-system air conditioning, while the practical design delivers easy everyday living.

### Property Features:

- Four spacious bedrooms, each with a private ensuite
- Dedicated study/home office
- Separate rumpus room or second living area
- Modern kitchen with dishwasher
- Built-in wardrobes throughout
- Split-system air conditioning
- Low-maintenance lifestyle
- No body corporate fees

Positioned in the popular and growing suburb of Ooralea, this home enjoys excellent access to Central Queensland University, Mackay CBD, Paget industrial precinct, shopping facilities and major transport routes. Families will appreciate the proximity to local schools, parks and recreational facilities, while investors will recognise the strong appeal of the property's unique

4 BED | 4 BATH | 0 CAR

### PRICE:

Offers from \$789,000

### OPEN FOR INSPECTION:

N/A

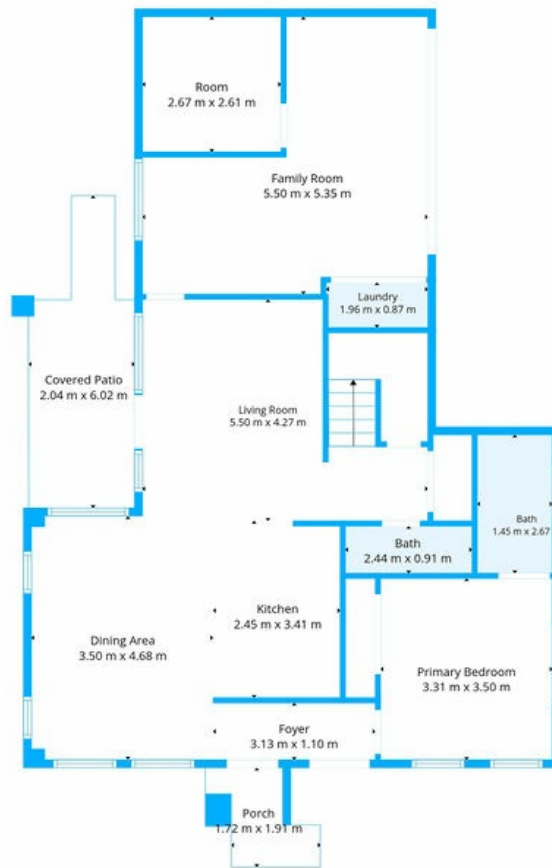


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**Total: 184 m2**

1st Floor: 104 M2, 2nd Floor: 80 m2

Excluded Areas: Porch: 3 M2, Covered Patio: 10 M2, Walls: 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.