



FOR SALE

ROCK SOLID INVESTMENT OR FIRST HOME

Located directly opposite the North Mackay Australian Rules Football club and just steps to Whitsunday College and the wake park is this new to the market, immaculate, 2 bedroom unit. Extremely fresh and tidy throughout and offering 2 built in bedrooms with split system airconditioning to the living area and main bedroom. Modern kitchen with ample cupboard space, brekky bar and open plan living. Fresh carpet in the bedrooms and floating timber floor boards to the living area. Neat bathroom with walk in shower and an Internal laundry which steps out to the outdoor entertaining area and grassy yard beyond. Fully security screened with a single carport and front courtyard with lovely gardens. Splash into summer in the sparkling inground swimming pool with loads of room for the kids to run around on the lawn and the property is also pet friendly. Currently tenanted on a month to month basis with long term tenant in place. Only rented at \$350p/w but tenant is happy to pay current market value which is approximately \$480 to \$520 p/w. Call Jodie now for your private viewing.
Body Corp fees \$ 1,343,83 per quarter
Rates \$1,746.47 per half

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 1 CAR

PRICE:
Offers over \$365,000

OPEN FOR INSPECTION:
N/A



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