



## FOR SALE

### LOCATION, LOCATION!! WALK TO BASE HOSPITAL

Do you work at the Base Hospital or have kids that go to Mackay West? This new to the market, 3 bedroom home is located within walking distance to the Base, Mackay West State School, Botanical Gardens, Four Ways and a short drive to clubs, sporting facilities, CBD, Canelands Shopping Centre and Town Beach. Situated on a good size 776m<sup>2</sup> allotment with side access, a 2 bay, powered shed, extra car port, super sized lawn locker, outdoor entertaining and fully fenced with room for a pool, it will cater for all the toys, kids and pets. The home was fully renovated approximately 4 years ago and the roof has recently been replaced so very little needs attention. Fresh and tidy with gorgeous, polished timber floor boards, extra high ceilings, quality security screening, 3, built in bedrooms, beautiful bathroom, air-conditioning, fully equipped kitchen with dishwasher and the added bonus of an internal laundry. The home has heaps of character and is fresh and tidy throughout so there is nothing to do but move in and enjoy coastal living at it's best. Extremely sought after location with gorgeous street appeal so would also suit the savvy investor. Estimated Rental Return \$670 to \$740p/w

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.

3 BED | 1 BATH | 3 CAR

**PRICE:**

Offers from \$725,000

**OPEN FOR INSPECTION:**

Jul 4 at 12:15pm - 12:45pm



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**FLOOR PLAN**

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.