

11 Cumming Court, Glenella, Qld 4740

Sold House

Thursday, 1 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



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Discover a new happiness in the superb location, comfort and quality of this delightful 268sqm home that is equally perfect for the owner-occupier or the astute investor. Either way, there is little to be done in this stylish and well-presented family home that boasts a definite feel-good factor. Designed to embrace sunlight and refreshing breezes, the ambiance of this inviting home is warm and welcoming, offering limitless possibilities. Whilst the expansive family home is in great order there is plenty of potential to add further value. It has a solid structure and a low maintenance yard waiting for you to put your mark on it or park the trailer and boat. Standout highlights of this property include the openness and comfort of the two separate living areas, the privacy of the bedrooms, the perfectly positioned and covered outdoor entertaining area, the rounded bullnose corners throughout, the spacious laundry & kitchen & there's even a tiled garage which would make a great rumpus room, teen retreat or space to host a party. You will love belonging to the tightly held and popular precinct of Glenella. Known for its strong sense of community, safety and great family vibe, your whole tribe will thrive. Schools, day care, shops, food outlets, cafes, parks, a playground and sporting facilities (home of the Mackay Magpies) are all so handy. And when you want to take a refreshing dip in the ocean, the beach is also just a short drive away. Why we LOVE 11 Cumming Court...- Welcoming entrance – recognising the significance of first impressions the entrance features a unique timber door framed by glass panels & off-set by a nifty nook ready to showcase your personal style- Various cosmetic upgrades during the 4 years of the current ownership have been completed to make this home even more comfortable. They include new timber look vinyl flooring to all bedrooms, 5 x New Toshiba reverse cycle split A/C's installed 2021, brand new Roller door motor December 2023 and upgraded appliances including dishwasher and oven installed approx. 2022. - Seasonally smart – You will never be uncomfortable in this seasonally smart home. In winter you can cosy up with a cuppa in the sun inside or out. And in summer, remain cool with the options to relax under the covered alfresco area or luxuriate comfortably inside in the air conditioning.- Light-filled living spaces – The two separate living spaces: the lounge room & the second lounge/dining area are flooded with sunshine & fresh air creating a year-round sunny & cheerful ambience. Both spaces feature tiled floors that encourage more living & less cleaning- Large bedrooms, all with floor to ceiling built-ins – The king-sized master bedroom is positioned for privacy at the back of the home & boasts a well-designed ensuite making this the ideal space to retreat to & unwind after a busy day. All bedrooms feature ceiling fans, mirrored floor to ceiling robes & split system air conditioning. Spacious Kitchen – Foodies will love the sheer size and spacious layout this kitchen offers, an ideal setting for creating culinary delights while remaining intimately connected with your loved ones. Black laminate benchtops & an island breakfast bar contrast with white laminate cabinetry & tiled splashback combined with an abundance of storage space this kitchen is the definition functional and practical.- Well-appointed bathrooms – The spacious bathroom & generously sized ensuite are well thought out & designed in neutral tones with the main bathroom featuring a bath & the convenience of a separate WC- Seamless floor plan – This floor plan was designed for families to live seamlessly indoors & out. Your children & pets will love the access from or to the tiled, covered outdoor area where you can entertain, watch the kids play & totally enjoy the serenity. A versatile yard – A blank canvas ready to be transformed to suit your family's needs. Enjoy fresh paw paws and bananas right from your trees in this spacious yard. There's ample room for cultivating a vibrant vegetable patch, erecting a handy shed, or even installing a luxurious pool. The expansive space invites you to unleash your creativity and make the most of it. - Quiet aspect – Listen to the birds & not the traffic in this perfectly positioned home located peacefully at the end of the child friendly cul-de-sac Add me to your investment portfolio - With a potential rental return of \$650.00 - \$670.00 per week, this property could not only offer a strong and consistent cash flow for investors but also positions itself as a lucrative investment opportunity. This impressive potential rental return combined with the property's desirable features and convenient location, makes it a compelling choice for those looking to maximize their returns in the real estate market. Why we LOVE Glenella...With its proximity to the CBD (just 6km) and beaches (approx. 8km), great community vibe and walkable neighbourhood, Glenella is a wonderful suburb to call home for families, busy professional couples and empty nesters. It's also ideal for investors seeking a great low maintenance property at an affordable price point that delivers a solid rental return with minimal vacancy periods due to the suburb's popularity.- Be in the city in less than 10 minutes – Spend less time travelling to & from work & more time at home with your family- Convenient neighbourhood –The park & playground, the local schools & day care, the bus stop, shops, cafes, medical services, & food outlets are all short drives and easily accessed - Sporting facilities – The Mackay Sporting Club is a great place for family to attend events or have a meal and is a wonderful place to be after you have watched a game at the Mackay Football Park or

Sologinkin Oval- Close to beaches & waterways – Just 9.5 km to the harbour to launch your boat for a spot of fishing & be at popular beaches like Far Beach, within around 10 minutes- Convenience – Mount Pleasant Greenfields Shopping Centre with Woolworths & Coles is a stone's throw from home for your convenience- Close to a great selection of schools – Home is just 650m from Glenella State School & Northview State School. Other nearby schools are Emmanuel Catholic Primary School, Carlisle Adventist Christian College & Fitzgerald State School. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot/ or may not be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.