

# 13 Grasstrail Street, Andergrove, Qld 4740



## House For Sale

Wednesday, 6 December 2023

13 Grasstrail Street, Andergrove, Qld 4740

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Barb Blackhall

**\$419,000**

This modern home has been lovingly cared for by its current owner as you will see by its immaculate condition and personal touches. Quality fixtures and fittings are evident as you tour the home. There are security screens on all doors and windows, the classy kitchen has a gas cooktop, breakfast bar and dishwasher plus there is a rainwater tank and garden shed in the fenced back yard. Add to this, there are four bedrooms, three with built-ins, the master has an oversized ensuite and walk-in robe. The main bathroom is also quite large and the toilet is separate. The functional laundry has ample cupboard and bench space and is located in the remote lock-up garage. All bedrooms and the open plan living area are air-conditioned for year round comfort and no need to worry about expensive electricity bills as the solar panels will take care of that. Although just minutes to the CBD, supermarkets and all amenities, you will feel like you're in your own private piece of nature with the leafy surrounds, nature reserve and park located in the popular Woodlands Estate. This is undoubtedly the best value for money piece of real estate currently on the market in the Mackay region. Not only that, it would make an ideal investment with an expected rental return of \$550 to \$600 per week. Don't delay in inspecting this gem. The owner is serious and will look at all reasonable offers.