

**13 Silver Street, Grasstree Beach, Qld 4740**



**Sold House**

Monday, 23 October 2023

13 Silver Street, Grasstree Beach, Qld 4740

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 811 m2**

**Type: House**



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**\$460,000**

13 Silver Street, Grasstree Beach, this address is not to be missed! This low maintenance beach house or the perfect downsizer on an 811sqm block has a wide 25m frontage and offers ample space for couples and retirees alike to maximise all that is on offer. Enter via the covered front porch into the lounge room, a great place to sit back and watch the world go by, with the added bonus of views out to water from the porch and all three bedrooms! Moving through to the air-conditioned lounge room that connects to the dining and kitchen and out to the covered entertainer's patio. Down the hall, separated from the living you will find two bedrooms and a neat and tidy bathroom with shower over bath, laundry and separate toilet, with another added bonus of the master bedroom being at the northern end of the home, all bedrooms are air-conditioned, complete with wardrobes. Entertainers will love the back covered patio, flowing effortlessly to the backyard, garden, and high clearance tandem bay shed and carport/awning. The great yard offers a blank canvas for the avid gardener or room to extend the home if needed. Perfect for the first home buyer; an ideal downsizer with all the living on one level; or great investment located 18 minutes from Sarina and 36 minutes from Mackay, a short drive to Grasstree Beach Esplanade and boat ramp. Mackay Regional Council Rates: TBA\*\*CURRENT RENTAL APPRAISAL \$550-\$610M PER WEEK SUBJECT TO MARKET CONDITIONS\*\*Features of 13 Silver Street:- 811sqm block with a wide 25m frontage, clear side access- Solar system with 16 panels - 3 bedrooms, air-conditioned with wardrobes- Master bedroom with walk-thru wardrobe and (RENOVATED EN-SUITE)- Tidy main bathroom with shower over bath- Central & tidy kitchen with good storage, (NEW SPLASH BACKS) - Lounge room air-conditioned, flows through to the dining and kitchen- Covered entertainer patio leading from the dining and kitchen- High clearance and tandem bay shed & garden- Plenty of opportunity to extend if needed- Just 18 minutes from Sarina, 36 minutes from Mackay, 2 hours to the Bowen Basin Mines- Moments to the surrounding beaches and boat ramp, a short boat ride to some of the best fishing and crabbing on the Central QLD CoastlineDisclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.