

**16 Hume Street, West Mackay, Qld 4740**

**Sold House**

Wednesday, 15 November 2023



16 Hume Street, West Mackay, Qld 4740

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 879 m2**

**Type: House**



Leanne Druery  
0412758727

**\$380,000**

High-Set Queenslander with Untapped Development and Renovation Potential Get set for a prosperous future and unlock the potential of this highset circa 1950s Queenslander. Perched on a supersized 879m<sup>2</sup> corner block and zoned urban residential medium density, developers can explore lucrative future subdivision (STCA) in a prime location. Additionally, investors or first-time buyers with a flair for renovation can modernise this character home to meet today's needs. Currently, the floorplan features an open plan kitchen, living and dining zone, two bedrooms, a sunroom and bathroom with classic clawfoot tub. A spacious and elevated timber deck also awaits, overlooking a large backyard with side and rear access. Tongue and groove walls, high ceilings, and timber floors radiate traditional charm, while the inclusion of refurbished casement windows, new louvre windows, security screens and front and rear steps means you're already on your way to breathing life back into this grand dame. Property Specifications: - Highset circa 1950s Queenslander on a supersized 879m<sup>2</sup> corner block - Enticing subdivision/development potential, zoned urban residential medium density - Also ideal as a first home or investment - Traditional tongue and groove feature walls, high ceilings and timber floors - Refurbished casement windows plus new louvre windows and security screens - Open plan kitchen, living and dining zone - Kitchen includes electric oven, laminate benches plus new 4 burner gas stove - Two bedrooms with ceiling fans, main with split system air-conditioning - Sunroom with potential to be converted to a walk-in robe - Main bathroom with clawfoot and combined shower, single vanity and toilet - Spacious, elevated timber deck for alfresco entertaining - Expansive backyard with side and rear access - Extra toilet amenities under the house - New steps at front and rear of home - Rental appraisal and rates on request Why make West Mackay your First Choice in Suburbs? Working, learning, shopping, playing - nothing is too far away in West Mackay! Just a short drive from the CBD and local primary and secondary schools, take advantage of the proximity to medical amenities, including Mackay Hospital. An abundance of parklands, the Botanical Gardens and plenty of nature walks are close by, along with public transport, childcare centres, shopping precincts, sporting clubs and supermarkets. You won't want to miss this enviable property opportunity with prosperous potential. Contact The Leanne Druery Team from RE/MAX Select and arrange your inspection today. Leanne Druery - 0412 758 727 or Ash Ryan - 0487 114 760. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.