

**165 West Street, Mount Isa, Qld 4825**



**Sold House**

Thursday, 14 December 2023

165 West Street, Mount Isa, Qld 4825

Bedrooms: 6

Bathrooms: 2

Parkings: 15

Area: 3435 m2

Type: House



████████████████████  
luke Ellison

0459351262

## Contact agent

This is a great opportunity to secure an immaculately presented, one-of-a-kind, dual occupancy property only 4-minutes drive from the Mount Isa CBD. This large residential block (3,435 square metres) includes a large family house, landscaped gardens, colour-bond fencing, a separate stand-alone unit or granny flat and ample undercover garages and shed storage. Perfectly set up for an owner-occupier family, second rental income, or dual rent investment property with an expected rental income of \$900+ per week. The main house boasts 5-bedrooms, lounge and rumpus areas, plus an enormous 6 bay undercover garage/entertainment area. Nestled underneath a large shed structure, towards the rear of the property is a fully renovated, self-contained single bedroom unit or granny flat with additional office space, storage sheds and 2 bay undercover parking. This property is well-maintained, ready to move in, and features 5 KW solar panels, NBN connections, and fully fenced level ground across the entire property. Main House features include:

- Open plan kitchen and living space with sliding doors to laundry and hallway.
- Combined kitchen and dining with fridges, dishwasher and filtered water tap included.
- Recently refreshed with paintwork, new carpet and curtains, and updated lighting and ceiling fans throughout.
- Ample storage with full height built-in wardrobes in 4 out of 5 bedrooms and heaps more storage in the laundry.
- Second living/rumpus space with large sliding doors for indoor/outdoor living.
- Split system refrigerated air-conditioning to living area and western-facing rooms.
- Evaporative ducted air-conditioning throughout entire house, which works great in the hot, dry months!
- Large bathroom with separate bath and shower. Toilet separate to bathroom with new toilet recently installed.
- Spacious front verandah, landscaped gardens with new in-ground sprinkler system, and colour-bond fencing.
- Huge, generously spaced 6 bay garage structure with concrete driveway and remote-control entry gate.
- Lots of opportunities for outdoor entertaining with built in BBQ kitchen, grassed areas and massive undercover garage.

Stand-alone Unit / Granny Flat features include:

- Fully renovated second dwelling – all building approvals and dual occupancy approvals completed!
- Second driveway providing dedicated access to unit via secure colour-bond gates.
- Large, modern kitchenette with double sink, large pantry, filtered water tap, and space for a dishwasher.
- Bedroom with large built-in wardrobe and modern ensuite.
- Split system refrigerated air-conditioning and evaporative ducted air-conditioning throughout.
- Large multi-purpose concreted undercover space that includes the laundry and clothesline, 2 bay parking, and space available for outdoor entertaining. Plus, nearby outdoor campfire for entertaining during the winter months!
- Adjoining air-conditioned storage/office space with abundant shelving.
- Additional 30 square metres of shed storage provided by raised, lockable shipping containers.
- Separate concreted shed perfect for your trailer, ride-on mower and a workshop area.

Potential Future Development:

- Wide open space at rear of property (1,300 square metres), presenting endless opportunities for further development, additional parking, or even keeping horses. Check out drone footage of the entire property!

Don't risk missing out on this rare property, request an inspection today!