

**31 Graves Street, North Mackay, Qld 4740**



**Sold House**

Wednesday, 6 December 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Contact agent

From the moment you enter and see its incredible versatility and charm, you will understand why we're calling this the 'surprise package' Freshly painted inside and out and flooded with natural light on both levels, this fresh, inviting home also boasts new double aluminium carport, new fans, new air conditioning units and new wiring to most of the property Situated in a quiet, family-friendly street with no rear neighbours, the level, fully fenced property is loaded with potential – put in a pool, a larger shed, veggie gardens, fire pit area – or do nothing and enjoy the benefits of a yard that's big enough for a game of backyard soccer. Enjoy North Mackay's sought-after convenience and lifestyle factors with everything you or your tenants could need or want close to home Why we LOVE 31 Graves Street... - Flexible dual living or home-based office potential downstairs – This home is designed with versatility in mind, offering a massive freshly painted & natural light-filled multi-purpose area downstairs, complete with a toilet, laundry space & immense storage capacity including enclosed under-stair storage. The space offers so many possibilities – you could use one side as a games room or home gym & the other side as a home-based office, teen/young adult retreat, media room or guest accommodation. The possibilities are limited only by your imagination- The natural light-filled living area upstairs – Ascend the timber stairs & enter a spacious, light, bright & airy open plan living zone. This area features a modern kitchen & generous meals area with a separate but connected lounge room all on gorgeous natural timber floorboards. The floorboards extend to 3 spacious bedrooms. All bedrooms have built-in robes & brand-new ceiling fans & split system A/C units for a peaceful night's sleep in any conditions- Your family will appreciate the backyard, with no rear neighbours and providing ample space for outdoor activities for adults & kids alike. For those who prefer to kick back & relax, there's an undercover entertaining space with a staircase upstairs to the kitchen, enjoying relaxed BBQs & entertaining will be a breeze- Room for the boat or caravan – With its wide side access, there's plenty of room to store the boat or caravan & easy access if you're considering installing a pool or a larger shed/workshop in the future - Outstanding ROI potential – Investors take note. This property's versatility & location makes it highly desirable for tenants Why we LOVE North Mackay... - Conveniently close to everything you need. This central location is popular for its close proximity to everything you need, including Caneland Central & Mount Pleasant Shopping Centre with their huge range of stores, plus the CBD is just a few minutes' drive from home- You will be loving life being so close to Mackay Marina & Harbour Beach. There's also the cinema & a wide range of services including the IGA Supermarket conveniently located on Evans Avenue, plus a choice of cafes & restaurants featuring great local coffee, including The Avenue Café- Short walk, drive or bike ride to a choice of kindergartens, public & private schools, including St Joseph's Catholic Primary School, Mackay North State Primary School, Mackay Christian College, North Mackay High & Whitsunday Anglican School- An active lifestyle will be easy (& free) to maintain with the Gooseponds' scenic walking tracks & multiple fitness stations close by. There's also Harbour beach, a public pool, parks, playgrounds & numerous other sporting facilities, all close to home- Medical services close by. You can relax knowing there's a range of medical services nearby including doctors, pathology, chemists & the Mater Hospital is less than 10 minutes away 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. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.