

**34 Graffunder Street, South Mackay, Qld 4740**



**House For Sale**

Thursday, 16 November 2023

34 Graffunder Street, South Mackay, Qld 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



Ben Chick

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## **\$299,000 Negotiable**

This well-presented three bedroom home is perfect for someone just jumping onto the property ladder or looking for a great investment property in South Mackay. The house sits on a fully fenced 473m<sup>2</sup> block and is high enough off the ground to benefit from the cooling effect of being elevated and that added element of privacy. The entry is via the large timber deck that spans along the living and dining room and is a terrific place for relaxing or entertaining as you are protected from the afternoon sun. The large and open living, dining room is air conditioned and has the added bonus of a built in study nook. You'll find the long, galley style kitchen a couple of steps down, modern and practical, and complete with storage and stone benchtops. All three bedrooms include air conditioning and built in robes, while sharing the main bathroom - a generous space with shower, vanity and bathtub, and accented with a raked timber ceiling. Outside you'll be surprised by the space all around the house! A fantastic double carport is accessed by the sliding front gate and also features an extended concrete driveway space for ample off-street parking, while the extra large garden shed provides a great option for storage. South Mackay is well known for its convenient location - close to the Mackay Airport, beautiful Botanic Gardens, Mackay's major sporting grounds and precincts, shopping centres and a short distance from the City Centre. There are plenty of schooling options also for primary or secondary age children, and the Central Queensland University campus a short drive away. Town Beach and the gorgeously renovated Ocean International is another nearby destination you'll love living close to as well! With endless possibilities, this one is definitely worth a look. Call today to find out more or book an inspection. At this price, it won't last long. Disclaimer: 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.