

**35 Marlborough Street, Ooralea, Qld 4740**

**House For Sale**

Thursday, 9 May 2024

**RE/MAX**

35 Marlborough Street, Ooralea, Qld 4740

**Bedrooms: 3**

**Bathrooms: 2**

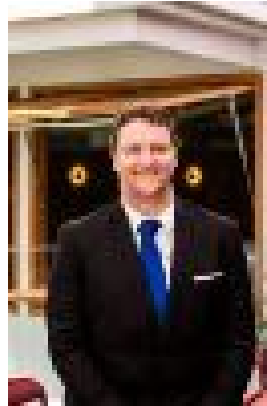
**Parkings: 4**

**Area: 800 m2**

**Type: House**



Leanne Druery  
0412758727



Ash Ryan  
0487114760

## Offers Over \$619,000

Rich with character, this classic single level brick home is ready for its next chapter. Occupying an 800m<sup>2</sup> block near parks, sporting amenities and shops, it's the perfect project for you to modernise and make it your own. Defined indoors and out by the romance of archways (a trend currently experiencing a resurgence in popularity), it brings a touch of Mediterranean charm to the property. This continues in the sunroom, where an Italian chandelier takes centre stage. Ornate lighting also illuminates the formal lounge and dining room, while a skylight invites in extra sunshine to the spacious kitchen and meals area. Retro tiling features here and in the main bathroom - one of two that services the three bedrooms with built-in robes. Outdoors, the rear patio is the perfect vantage point to keep watch on kids and pets as they play in the fenced backyard. Meanwhile, an expansive front verandah calls for quiet contemplation or casual entertaining while enjoying views of the established gardens. Property Specifications: - Classic single level brick home on 800m<sup>2</sup> block - Arched façade evokes a touch of Mediterranean charm - Modernise and make it your own, capitalising on the current archway trend - Spacious, vintage kitchen and meals area with timber cabinetry, tiled benches and skylight - Cosy sunroom illuminated by an Italian chandelier - Formal lounge and dining room separated by an archway, with ornate lighting - Three bedrooms with built-in robes - Retro-style main bathroom - Second bathroom adjacent to the garage/laundry - Expansive and protected front verandah gazes through triple archways onto established front gardens - Rear patio overlooks the large, fenced backyard with side access and shed - Double carport and ample driveway parking - Security doors - Air-conditioning - Rental appraisal approx. \$690 - \$720 per week and rates approx. \$1600 per half year Why make Ooralea your first choice in suburbs? A prime location, Ooralea enjoys close proximity to the Paget Industrial Hub, Base Hospital, Ooralea Shopping Centre, Mackay Turf Club and Central Queensland University. The CBD and Airport are accessible in approx. 10 minutes, with Muller Park playground and miniature trains beckoning in the same distance on foot. Factor in being walking distance to Woolworths, cafes, eateries and the Leisure Centre, and you won't want to miss this enviable property opportunity. 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.