

**35 Mogford Street, West Mackay, Qld 4740**



**Sold House**

Wednesday, 12 June 2024

35 Mogford Street, West Mackay, Qld 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Sarah Murrell

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**\$470,000**

Welcome to this delightful 3-bedroom cottage located in the heart of sought-after West Mackay. This charming home exudes character with its classic timber floors, tongue and groove walls, and high ceilings, capturing the essence of its era. Natural light floods the interior, brightening the lounge and charming kitchen, creating a cozy and inviting atmosphere. The main bedroom is equally bright and welcoming, featuring built-in robes. A modern bathroom serves the home, and there's an additional multipurpose room ready to adapt to your needs.

Home Features:

- Three bedrooms: Main with air-con, built-ins and fan
- Living/Dining Area: Air-conditioned to keep you cool during summer months, perfect for relaxing and entertaining.
- Kitchen: Bathed in natural light, featuring a freestanding gas stove and oven, and ample bench space for all your culinary adventures
- Bathroom: Recently updated to provide modern functionality and style
- Separate laundry with storage space
- Extra Room: A large, tiled space with private access, offering flexibility for a home office, studio, or guest room
- Covered entertaining area/carport fenced for security and privacy
- 6m x 6m powered shed with a single roller door and great side access
- An awning on the side of the shed for additional outdoor storage & two lawn lockers

Rates approx. \$3,500 per year and Rental Appraisal available on request

Situated on a fully fenced 809m<sup>2</sup> block, the spacious yard with side access is a blank canvas awaiting your creative vision. Plus, enjoy secure parking for your car with extra space for a trailer or caravan. There is a shaded gazebo at the rear of the block offering a private spot to enjoy a cool drink on a warm evening. Everything is conveniently close in West Mackay! Just a short drive from the CBD, you'll find primary and secondary schools, medical facilities including Mackay Hospital, and an abundance of parklands. Enjoy the nearby Botanical Gardens, public transport, childcare centers, shopping precincts, sporting clubs, and supermarkets. This delightful cottage is more than just a house; it's a place to call home. Don't miss the opportunity to make this charming property yours. Contact Sarah Murrell today to arrange a viewing and experience the magic of West Mackay living!

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.