

**45 Wellington Street, Mackay, Qld 4740**

**House For Sale**

Thursday, 1 February 2024

45 Wellington Street, Mackay, Qld 4740

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 663 m2**

**Type: House**



Toni Payne

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## By Negotiation

Welcome to 45 Wellington Street, Mackay! This stunning 4-bedroom, 2-bathroom house is now available for sale. Situated on a generous 663 sqm block of land, this property offers ample space for you and your family to enjoy. You will enjoy the convenience of being just a short walk to the Mackay CBD and all that it has to offer. As you step inside, you'll be greeted by a spacious open-plan design with beautiful, polished timber floors. This area is air-conditioned and offers a generous living, dining and modern island-style kitchen. Beautiful large glass doors open out from the living area onto the private outdoor entertaining area. A fantastic place to relax after a long day. There are 2 generous sized, air-conditioned bedrooms with built-in robes on the entry level. The lovely main bathroom divides the two and features a massive double shower, toilet and vanity on the outside with storage area. Downstairs is a further 2 air-conditioned bedrooms, both with brand new carpet and one with the added bonus of an en-suite. The backyard is massive and offers a huge amount of potential. There is room to add a shed, pool and even more outdoor entertaining space. The opportunities are endless! This property also boasts a double carport, providing secure parking for your vehicles. The 6ft rendered front fence provides privacy and security from the road. With its convenient location 45 Wellington Street also provides an enticing investment opportunity. The expected rental return is \$650 - \$680/week in a rental market experiencing a below 1% occupancy rate. Don't miss the opportunity to purchase this unique home. Contact me today on 0427 526 573 to arrange a viewing. 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.