

**5 Mclean St, Capella, Qld 4723**

**Adams & Jones**

**House For Sale**

Friday, 19 April 2024

5 Mclean St, Capella, Qld 4723

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 758 m2**

**Type: House**



Wendy MitchellStephenson  
1800875875

**\$235,000**

Be the smartest person in the room and look at the potential in this property. This traditional highset 3 bedroom family home in the heart of Capella represents a fantastic opportunity for one lucky buyer!!!!Whether you're looking for your first home, a family friendly environment or an investment opportunity, 5 McLean Street, Capella offers the space, features and potential to suit your needs. This lovely family home is truly a treasure trove of possibilities, offering an exceptional investment opportunity and a terrific family residence. If you wish, add your own touches and improvements. The side access to the property allows room for a boat, trailer and a 4 WD as well as a caravan.Currently rented with very happy Tenants in place with a Lease expiring on the 4th September, 2024. Tenants are currently paying \$320 per week = approx. 7.08% gross rental yield. THE HOME:Very neat and tidy 3 Bedrooms with ceiling fans, air-conditioning and built-in wardrobesRoomy combined Kitchen/Meals area, Kitchen complete with an upright electric stove and ample storage cupboardsGood sized Lounge/Living area with fireplace, air-conditioning and ceiling fanFamily sized Bathroom with separate Shower, Bath tub and Vanity, separate ToiletOpen shed at the back of the property for vehicles and all the toys Lockable storage room, Laundry underneath the homeGarden ShedsFully fenced 758 m2 allotment with double gate side access to the side and rear yard Located within walking distance to the Capella Aquatic Centre and so much more .....This property is guaranteed to generate a lot of interest. We welcome your inspection. For enquires, please contact Wendy Mitchell-Stephenson on mob 0428 762 076.THE LOCATION:Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Cafe, Pubs, Tennis Courts, Gym and Parklands.Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.Property Code: 10666