

# 6 Zamia Court, Andergrove, Qld 4740

## House For Sale

Wednesday, 17 January 2024

6 Zamia Court, Andergrove, Qld 4740

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## Offers From \$410,000

This lovely low-maintenance and solid brick home is made for all walks of life, from those starting a family to settling in for a cruisy retirement or seeking an easy care investment. With a wealth of refreshments having been completed under current ownership, this home is ready to move in and start exploring your new community. There's so much fun to be had in Andergrove, whether you're hitting a round at the nearby Melaleuca Golf Course, taking a dip at Lamberts Beach or grabbing a bite to eat with friends at one of the eateries between Andergrove and the Mackay Harbour (all just minutes away!). With its reliable brick construction, newly repainted roof and light neutral interior, this home offers a relaxed, comfortable and easier to maintain lifestyle. Oversized windows flood the home with natural light which flatters the added timber-look vinyl flooring and refreshments. While outside the added garden shed provides handy extra space for storage to utilise the double secured carport space for parking or perhaps even a great outdoor entertaining space protected from the elements. There's also extra off-street parking available behind the double gate. As every exciting day winds to a close after a delicious meal and some laughs around the dinner table, there will be plenty of room to unwind in the home's three spacious bedrooms. Each room has had its carpet replaced during the current ownership and two include split a/c for year-round comfort. Despite being so close to all the action, this low maintenance corner block is in a blissfully quiet area, meaning every night will be as relaxing as the last.

**Why we LOVE 6 Zamia Court...** - With its wealth of schools, parks & amenities, great walkability & easy access to the Mackay CBD, it's no wonder Andergrove is so highly sought-after by owner-occupiers & investors alike. Zamia Court is a particularly peaceful pocket of the suburb, lined with trees, graced with its own nearby 9-hole golf course & a wonderful sense of community amongst neighbours- Much care has been taken by the current owner to ensure the home is neat & well-presented for you. Just some of the refreshments to the property include replaced vinyl flooring & carpets, repainting to parts of the interior, new ceiling fans throughout, a new garden shed, newly repainted roof & even a professionally installed brick wall to the west side of the home to further enclose & secure the double carport which is secured from the street with two separate roller doors. The owner has also gone through the process of having a former easement removed from the rear of the property which may open up the potential for a larger shed or lean-to space (subject to council approval)- The home's wide, welcoming frontage is flattered by a flat, easy-care lawn & established greenery, creating a wonderful first impression from the street. There's plenty of extra space to the side & behind the double gate for the kids & pets to play or if requiring extra off-street parking space, established palm trees & being fully fenced adds to the privacy of this home. Make it your own by installing a veggie patch or fire pit!- Existing kitchen's central position enables you to keep up with your favourite show, help the kids with homework or join in on the conversation without stepping away from the action in the kitchen. It presents neatly with laminate finishes, a standalone oven/stovetop, rangehood & storage space- Light-filled existing bathroom & separate laundry - Conveniently placed in close proximity to the bedrooms, the bathroom includes a shower-over-bath & single vanity with built-in cabinetry. You'll also have a spacious internal laundry with built-in storage & instant access to the outdoor clothesline, making chores a breeze, plus extra storage thanks to built-in robes to each bedroom- Currently tenanted until 16th February 2024

**Why we LOVE Andergrove...** With its close proximity to the CBD & Northern Beaches, great community vibe & easy access to everything you could need or want, Andergrove is a wonderful suburb to call home for families, couples & empty nesters alike.- Be in the city within 15 minutes - Spend less time in the car & more time at home with your family.- Sense of community & connectedness - Families love this pocket of Andergrove for its community spirit, welcoming neighbours, access to schools & sporting facilities. Plus, the area is highly walkable with an extensive network of streets & footpaths to help you explore- Convenience - Enjoy the day-to-day convenience of being in a well-connected suburb within a few minutes' drive to shops, including Andergrove Village Shopping Centre, Woolworths & Coles on Oak Street, Village Central Square & plenty of specialty stores, childcare & kindy options, along with food outlets & the Andergrove Tavern- Sports lovers' paradise - You'll have numerous sporting facilities an easy drive from home including the GoWake Cable Park, Mackay Golf Course, football clubs, gymnastics, BMX tracks & more!- Perfect for those active in life or families with recreational & educational facilities galore - Living here, you & the kids will have an abundance of parks, playgrounds & waterways to explore nearby. Home is also close to some great local childcare centres & is a short drive or bike ride to MacKillop Catholic Primary, Whitsunday Anglican School, Mackay Christian College & public schools including Andergrove State Primary & Pioneer High School

**Disclaimer:** All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or

otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.