

**45 Edward Street, South Mackay, Qld 4740**



**House For Sale**

Wednesday, 26 June 2024

45 Edward Street, South Mackay, Qld 4740

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



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## Offers over \$489,000

This family friendly home is situated within walking distance to both public and private schools, close to the CBD and Sporting venues. Lovingly renovated, this beautiful cottage has had all the hard work done and ready for you to move right in! Walk through the front door to be greeted with light and bright open plan living, new kitchen, new flooring and freshly painted throughout, a large separate study /office area and recently renovated bathroom. Downstairs is a second toilet and utility room that can be used as a 4th bedroom. Some other upgrades include :- Roof repainted 2023- Rewired throughout- New power points and fans throughout- New air conditioners in 2 bedrooms and living area Walk outside via an undercover patio overlooking a large open yard with plenty of room for all the kids toys as well as potential for that "big" shed, with great side access leading down the side of the home. Current rental appraisal \$600 per week. Why we LOVE South Mackay... An active & social way of life is on offer for the astute buyer who recognises the value of this outstanding inner-city lifestyle location. Is it any wonder homes here are so tightly held? - Super convenient & spoilt for choice - South Mackay is incredibly convenient, being so close to the CBD, airport, shopping centres, employment hubs, cafes, bars, restaurants & a broad selection of state & private schools, childcare & kindy options- A sports lover's paradise - South Mackay has the largest concentration of sports clubs, stadiums & sports parks in the region, the most prominent being Harrup Park Country Club with its six sporting ovals, bar, bistro & function rooms- Close to Queens Park, Illawong Park, Town Beach & picturesque Far Beach - Revered for its breathtaking beauty & powder soft white sand, Far Beach attracts people from near & far & is popular as a walking beach with locals. Equally beautiful, the tranquil Queens Park & Illawong Park offers a perfect place for a BBQ or picnic & plenty of trees that provide great shade. Both parks also feature playgrounds & Queens Park includes off-leash, fenced areas for dogs to play. If you have been hunting to get yourself into the market, this property is a "must see", call Debbie to arrange an inspection today. 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.