

FOR SALE



## 35 McMahon Street, Andergrove

Tucked away in a peaceful, leafy setting, this double-storey home is a unique offering. Perched on a 3370m2 block, explore its enticing sub-division or development potential (STCA), or take advantage of its current dual living configuration, capitalising on an opportunity to off-set your mortgage with extra income or accommodate extended family.

Upstairs, natural light filters into the lounge and dining area to create a welcoming feel, while floorboards add another layer of charm. The kitchen is functional, with three bedrooms serviced by a main bathroom. Downstairs, two further bedrooms,

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Price: Offers Over \$759,000

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two bathrooms, and two kitchenettes is an ideal setup for extended families or a secondary income source as two separate studio rooms.

Outside, leisure meets lifestyle with a saltwater pool, and an alfresco deck where you can entertain and enjoy views of the magnificent trees and expansive lawns. A spacious four-bay shed is a handy extra, with additional parking via a double carport.

#### **Property Specifications:**

- Double storey dual living home nestled in a peaceful and leafy paradise
- Supersized 3370m2 block with enticing development potential (STCA)
- Fresh, light-filled lounge and dining zone enhanced with floorboards
- Functional kitchen with electric oven and stove
- Three upstairs bedrooms serviced by a main bathroom
- Downstairs dual living with two bedrooms, two bathrooms and two kitchenettes can be used as two separate studio rooms
- Dual living section ideal for multi-generational families or to earn extra income
- Alfresco deck overlooking expansive lawns and towering trees
- Ceiling fans and split system air-conditioning units
- Saltwater pool
- Double carport
- Large four bay shed with two high clearance bays
- External wash-house laundry area
- Rental appraisal approx. \$850 - \$880 per week and rates approx. \$2200 per half year

#### **Why Make Andergrove your first choice in suburbs?**

Andergrove is sought after not only for its nearness to the CBD, Mackay Golf Club and the Melaleuca Golf Course but for its proximity to the hospital, schools and shops. Locals also love the Andergrove Tavern, which is conveniently just a three minute drive, while beautiful beaches beckon in nine minutes by car. You won't want to miss this

<http://remaxselect.com.au>

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