

## Andergrove, Unit 2/12 Kierra Drive

Ready To Live In or Invest!

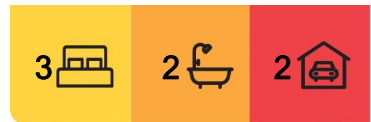
Solid block render construction, built to last, this property is ready for you to live in or reap the benefits of a well thought out investment.

Offering 3 bedrooms, with ensuite and walk in robe, you have to walk through this property to appreciate the advantages that this floor plan has to offer.

- 3 Bedrooms, 2 Bathrooms, Walk In Robe & Built Ins
- Fully air-conditioned with split system units to all rooms
- Well appointed kitchen with modern colours
- Modern appliances and sky light
- Tiled living area and carpeted bedrooms (new carpet)
- Bedroom 2 can be closed off to include bathroom and toilet as a second main.
- Undercover patio area with aggregate concrete
- Rain water tank to the back of the property



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/EUQHUG](http://ljhooker.com.au/EUQHUG)

**Contact**  
**Stuart Higgins**  
0408 832 995  
[stuart.higgins@ljhooker.com.au](mailto:stuart.higgins@ljhooker.com.au)

**LJ Hooker Mackay Group**  
**(07) 4962 3535**

Single remote lock up garage - with the height to fit a 4WD in (standard size)

Approximately 140m2 under roof

Additional on site parking.

Council rates: Approximately \$1738 per HALF year

Body Corporate rates: Approximately \$502.00 per QUARTER

New paint and carpet, Can be sold with or without tenants.

Tenants waiting to move in @ \$550 per week.

(Photos are of identical unit)

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.

## More About this Property

<b>Property ID</b>	EUQHUG
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	136 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Secure Parking

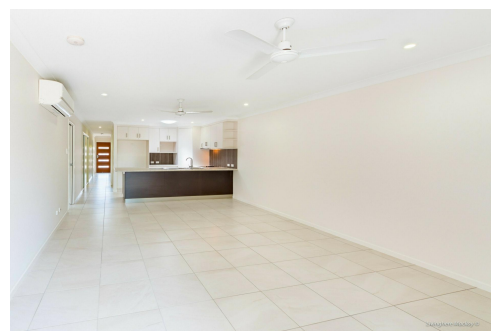
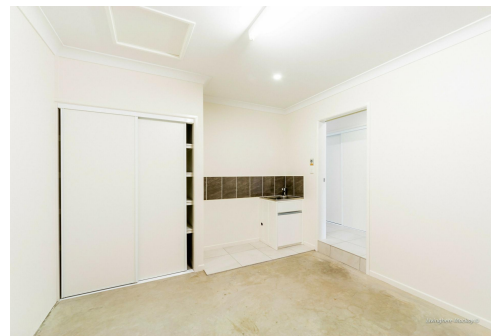
**Stuart Higgins 0408 832 995**

Sales & Leasing - Commercial | [stuart.higgins@ljhooker.com.au](mailto:stuart.higgins@ljhooker.com.au)

**LJ Hooker Mackay Group (07) 4962 3535**

SHOP 2425 Caneland Cn, MACKAY QLD 4740

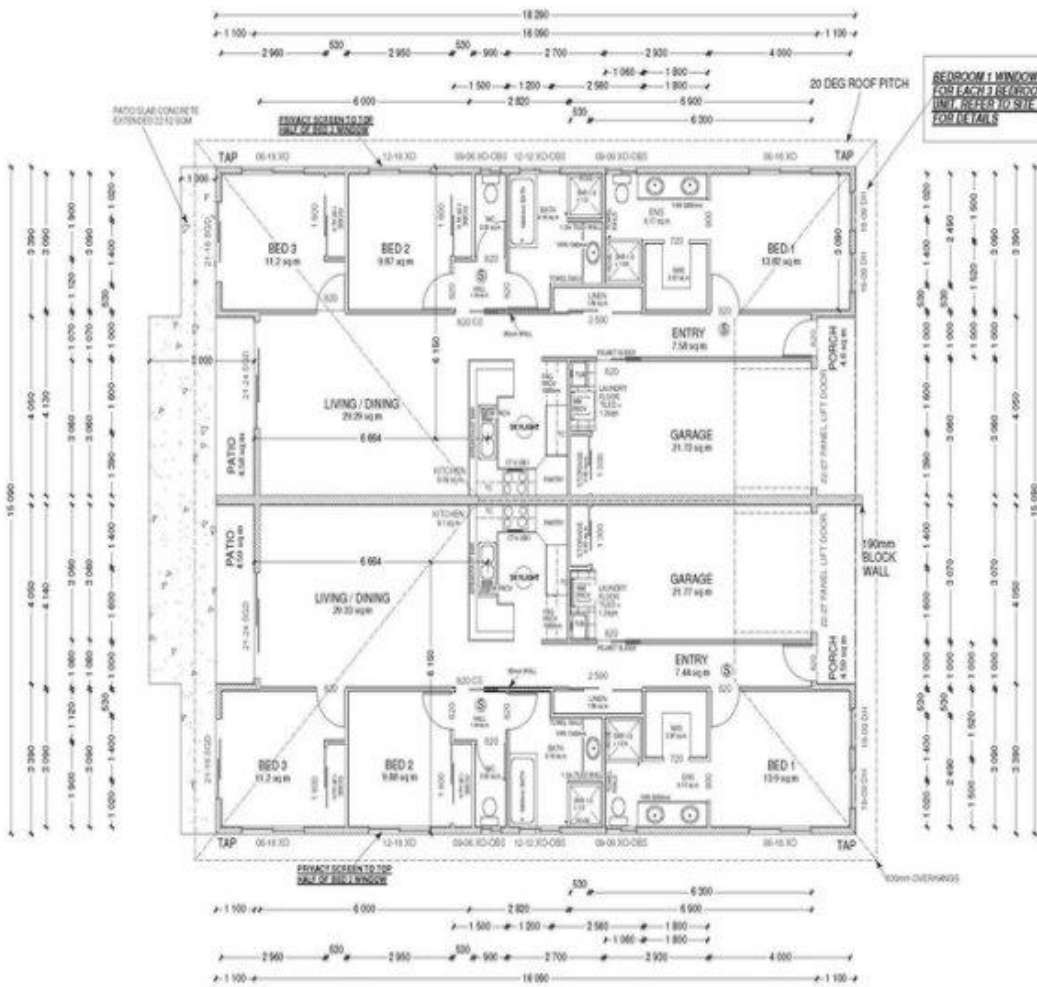
[mackaygroup.ljhooker.com.au](http://mackaygroup.ljhooker.com.au) | [mackaygroup@ljhooker.com.au](mailto:mackaygroup@ljhooker.com.au)



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**TOTAL GARAGE AREA - 43.50 sqm**  
**TOTAL PATIO & PORCH AREA - 18.36 sqm**  
**TOTAL LIVING AREA - 214.57 sqm**  
**GRAND TOTAL AREA - 276.43 sqm**

**FLOOR PLAN**

- Ⓢ - SMOKE ALARM TO B.C.A. 3.7.2
- \* OWNER TO BE ON SITE FOR ELECTRICAL OUTLETS, LIGHTS & SWITCHES AND CONFIRM T.V. & PHONE POINTS
- \* GRADE ALL WET AREA FLOOR TO F.W.G.
- \* LIFT OFF HINGES TO W.C. TO BCA 3.8.3