



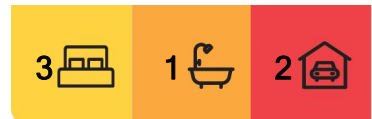
## Andergrove, 16 Herald Court

Much Sought After Location - ANDERGROVE - Brick & Cul-de-sac Offers above \$550,000.00

Whether you're investing or a first-time buyer, this solid gem of a home in ANDERGROVE - Cul-de-sac living on traditional land size 731 m2, Much more than meets the eye - exceptional condition, including 3 bedrooms, all built-in with revised kitchen & recently renovated bathroom area.

Great land in a prime position, included in the marketing is a Floor Plan + 3D virtual tour of the property (Videos & FaceTime welcomed as extra information to the property information already included) The bathroom is a welcomed change to the 1980's style of plunge bath now walk into shower and so much more space available (could only be described as executive - refer to pictures).

Larger living spaces in Lounge-Dining - Kitchen with converted Garage into Rumpus or 4th living/bedroom. With an expected rental return of \$580 to \$650 per week, this is an



**For Sale**  
\$550,000

**View**  
By Appointment

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

**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.

investment with 'Mackays' increasing rental values.

Summary of this home and its extras above less comparable homes

- 731 sqm2 land in a cul-de-sac with very little through past traffic to contend with
- Brick home - rare today in this pricing, most are light frame & the sizable rooms
- High quality finish to the home with very little expected in future costing / Paint?
- 'Desired Location' loved via 'Buyer Agents & Investors', Schools - Shopping close

As you are aware, the Mackay market is moving so quickly that the pricing is close or above new construction and does not look as though it is slowing Get in now before all homes are above affordable priced in at Offers from \$550,000 (expecting a figure in the 550 -600's) check out all the other homes available to see the true value. Contact Joe Morabito of LJ Hooker for an immediate inspection as this property will not last long for sale.

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 person interested in the property should conduct their own research.

## More About this Property

<b>Property ID</b>	F41HUG
<b>Property Type</b>	House
<b>Land Area</b>	731 m2
<b>Including</b>	Toilets (1)

**Joe Morabito 0419 157 069**

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# 16 Herald Court Andergrove

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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