



## Andergrove, 179 Bedford Road

For those who can see past the original Concept toward what could be 'Multiple Zoned Rent Capable'

Who is suited to this home - Basically if you are a Local and are chasing a home that will be less costly than the current rental in Mackay (Andergrove) and want to help out a family member or 2, this is a home worthy of your consideration as well Business owners importing your workers from Overseas instead of not finding rental you can set the home to suit and own the residence to offer attractive benefits to your new workers.

Andergrove!, with Multiple service stations - Coles - Woolworths - Specialty shops even a Vet - Schools plus location minutes from Mackay - Mackay Harbour is a golden opportunity for the right purchaser.

Re-imagine the high-set, three-bedroom (I-Beam fully under home central structure with very little structural movement from its original home design, The home has a Separate Toilet /Shower downstairs separately NOTE! X2 Sliding Glass Door Entries at both front sides of the home.



**For Sale**  
Please Call

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

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

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What could this be a major benefit to the next owner imagine you have a home with a decent height downstairs plus a huge amount of space not required for parking it does lend itself to a x2 studio apartment constructed with the toilet bathroom being utilized as jointly used with locking doorways. (Or 2x Single/Couple with Family upstairs)  
So many craftsman features in the home ranging from the floorboard choice originally to the brick front plus sliding glass doors and set out of the second bathroom downstairs, not a normal 1980's home.

Yes, it needs work but the reality is it's not a home that's in need of major construction it's a home that is capable of servicing multiple tenants (In arrangement with head lease) possibly 457 Operators this is a home your employees could reside in while they work locally or future investment development potential.

The shed is a 2x bay and is lockable but also the yard is fully fenced on a 620m2 allotment, The property is a vacant possession, and should you want to view the home to purchase (pre-approved buyers only) contact Joe Morabito of LJ Hooker to arrange Priced at 'Awaiting Price Guide" and then price officially after.

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>	EVJHUG
<b>Property Type</b>	House
<b>Land Area</b>	620 m <sup>2</sup>

**Joe Morabito 0419 157 069**

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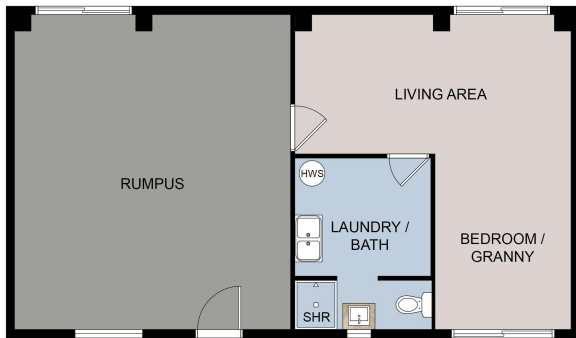
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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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