



Beaconsfield, 11 Culhene Court

One of the MOST Sought After Areas in Mackay -
Beaconsfield Brick & Desirable Offers above \$599,000.00

Whether you're investing or a first-time buyer/buyer a solid gem in 'Beaconsfield' offers more than meets the eye. Set on a generous 814 sqm (Traditional allotment size) of good land in a prime location, This charming large 3-bedroom home features (3x Beds, tiled flooring & Built-ins) and size refers to the 3-D included in the Advert plus plan of the house in the description. The bathroom could only be described as executive (refer to pictures) with 'New Vinyl Planking' to the living (Lounge - Dining - Kitchen)

With an expected rental return of \$580 to \$620 per week, this is an investment with Mackays growing increasing capital growth value that already stacks up. Why the home is unique is the shed and carport on its large land Owner-Occupiers, the home's value is comparable to smaller allotments selling without a decent shed or yard space.

Summary of this home and its extras above less comparable homes



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
Please Call

View
ljhooker.com.au/F3RHUG

Contact
Joe Morabito
0419 157 069
joe.morabito@ljhooker.com.au

LJ Hooker Mackay Group
(07) 4962 3535

- 814 sqm2 land in a cul-de-sac with very little through past traffic to contend with
- 2 Car Carport (refer to pictures) with 3 bay shed at rear for the toys or storage or
- 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
- Rental assessment is \$700 - \$750 p/week expected (Have estimate in hard copy)

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 \$599,000 (expecting a figure in the 600's) check out all the other homes available to see the true value.

INSPECTIONS as the home is tenanted to 'Approved for Finance BUYERS' only, with proof of Letter to be supplied

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

Property ID	F3RHUG
Property Type	House
Land Area	814 m2

Joe Morabito 0419 157 069

Sales & Marketing Consultant | joe.morabito@ljhooker.com.au

LJ Hooker Mackay Group (07) 4962 3535

SHOP 2425 Caneland Cn, MACKAY QLD 4740

mackaygroup.ljhooker.com.au | mackaygroup@ljhooker.com.au



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.

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

11 Culhene Ct



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.



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.