

7 Wentford Street, East Mackay

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## Charming inner-city 2-story workers' cottage with serious flexibility and outstanding 'Earning Potential'.

**FOR SALE**  
Offers from \$599,000

**VIEW**  
By Appointment

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

Whether you're an investor chasing strong returns, 'Capable Investor' wanting room rental living, or a large family needing space to spread out, this property ticks all the boxes.

Upstairs offers three x3 bedrooms, while downstairs features x4 additional bedrooms, giving you an incredible seven-bedroom layout.

With two bathrooms, two kitchens, two hot water systems, and two power meters. The home is perfectly configured for, room-by-room rental, or multi-generational living.

The layout makes it easy to live in one section while renting the other, OR accommodate a large extended family comfortably. The choice is yours.

### Features of the property

- Upstairs Deck overlooking easy care 405m2 allotment (overall)

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**

- Front & Rear Steps + raised slab (Not height for dual rental)
- Freshly rejuvenated, refer to 3-D Virtual Tour and Photos + Plans
- Set on a fully fenced & gated block, true classic workers' cottage
- A mix of box x4 a/c and moveable a/c all 7 beds are catered for
- Front Q/lander Patio & Deck + Rear Patio downstairs & Entry

Nothing left but move into or start generating income immediately. ('Vacant Possession') for Local Buyers - Families or Invest Strategy Plan (Suits 457 business owners for worker accomodation stratagory).

Located close to the 'Mackay CBD', schools, shops, and amenities, Paget the convenience factor only adds to appeal. Properties with this level of potential versatility and rental potential in East Mackay are tightly held and sought after.

If you're looking for flexibility, strong returns, and a prime inner-city position, this is the opportunity you've been waiting for 'Offers FROM \$599,000'

Enquire today Joe Morabito of LJ Hooker- opportunities like this don't last long.  
All information has been obtained from the seller.

The agent/s cannot verify their accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars.

## MORE DETAILS

Property ID	FE5HUG
Property Type	House
Land Area	405 m2
Including	Toilets (2)

**Joe Morabito 0419 157 069**

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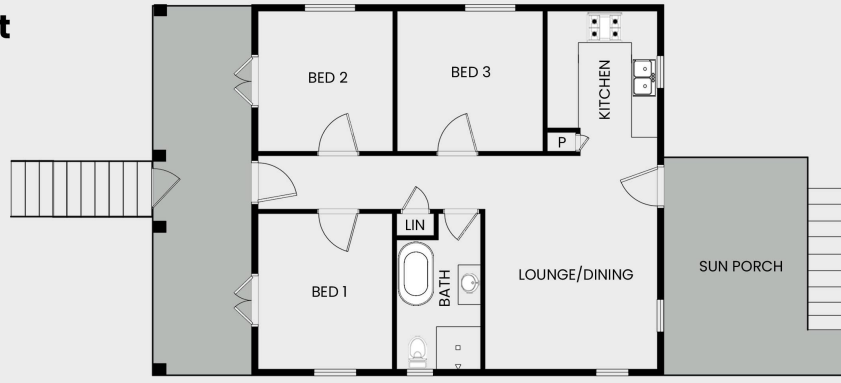
**LJ Hooker Mackay Group (07) 4962 3535**

2/55 River Street, MACKAY QLD 4740

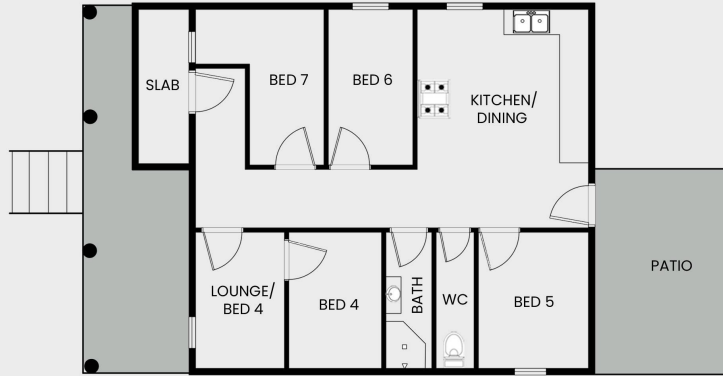
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UPPER FLOOR



GROUND FLOOR



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.