



Mackay, 51 Macalister Street

Currentley Vacant Posession MASSIVE Commening Price Drop OFFERS FROM \$445,000.00 - Compare the rest - This home is READY TO SELL!

Walk back into a lovely era home directly across from Mackay Central State School and the Mackay Entertainment & Convention Centre precinct - 200m2 + two-story Queenslander in the inner-city location of 51 Macalister Street (How could you go wrong, its Position Position Position).

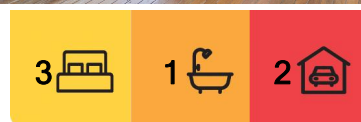
The attention to detail is slightly hidden but still on show (refer to the pictures included). It has the original front verandah screened with 'finial features' and windows (allowing for full privacy or open to capture cooling breezes, recreating a luxurious bygone era).

The street is magnificent, with a lovely outlook over established garden surrounds, and significant investment in the immediate vicinity.

Either leave ASIS with timber stump posts or upgrade the bottom floor to create a 'CBD office - 2nd rental area or purpose-built granny flat ' (over 100m2 beneath the home



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
Offers From \$445,000

View
ljhooker.com.au/ES7HUG

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LJ Hooker Mackay Group
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available). The home has an easy-care amount of land yet still feels spacious (399m2) - Is fully secure and fenced with treated pine fencing and has the potential for a shed in the rear yard.

This classic home is a wonderful property plus the potential for a home-based business including plenty of off-street parking.

With a superior location, it puts this Queenslander in a league of its own. It is very affordable and offers the opportunity to rent as-is or develop further. All exterior walls are weatherboard, and the internal walls and ceiling are timber throughout. Yes there are works required downstairs BUT definitely not immediately.

Features of this outstanding property include:

- Front deck with open windows - casement windows to allow airflow.
- The home has French Doors (4x sets of doors recreate a bygone era).
- Full 'Pine Flooring' throughout except in wet areas.
- The kitchen's Galley Style (refer to 3-D virtual walk-through & Pictures).
- Living / Formal dining / Bedroom 1 original picture theme rail timbers.
- A majority of the windows are Casement style with louver to sections.
- Land, easy manage 399m2 + 24m2 Carport in rear from large access.
- Easily rentable, Assessment Shows \$580 to \$600 easily due to location.
- Work percentages If the home rents at \$600 per week its around 6.9%

Conveniently positioned in Mackay's CBD, this character-filled house in a safe area (School At Frontage) won't last very long for sale. Very few comparables are sold in the Mackay CBD due to the rarity of an owner wanting to lose these prime positions. Contact Joe Morabito of LJ Hooker to arrange an inspection on this well-priced 'Offers From \$445,000.00'

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More About this Property

Property ID	ES7HUG
Property Type	House
Land Area	399 m ²
Including	Toilets (1)

Joe Morabito 0419 157 069

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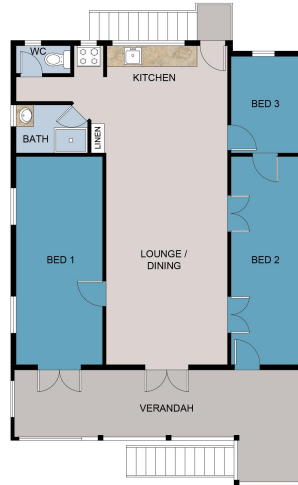
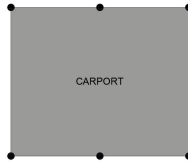
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FLOOR PLAN

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.

51 Macalister