



Mackay, 1/107 Shakespeare Street

Convenient - CBD possible 8+% gross return on Purchase Investment or Affordable Home at offers \$280,000 ASIS SALE ONLY!

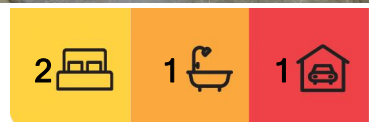
Located on/off Shakespeare Street, you'll drive into a x2 Duplex complex (Unit 1 is one of x2 unit duplexes with its own land surrounds). It is very centrally located and easily one of the best locations for your children's schooling, preschool, sporting activities, and even the beach (Town Beach), as well as the CBD. You will own a small home containing x2 bedrooms with an enclosed yard.

The complex of 24 units has very competitive 'Body Corporate Yearly Fee' charges, you can reside and not have the stress of large yards or the issue of no privacy in most unit developments. Very tidy single-level unit (Pristine condition) is low-maintenance, fully tiled and has airy and light-filled interiors (very much an easy care finish plus in great order).

PLEASE NOTE! A BUILDING INSPECTION IS GIVEN AS THE SALE IS AS-IS. ONLY



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 \$280,000

View
ljhooker.com.au/F14HUG

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

LJ Hooker Mackay Group
(07) 4962 3535

THERE ARE ISSUES WITH THE UNIT NEEDING IMMEDIATE ATTENTION BEFORE BEING ABLE TO BE RENTED

Open plan living and dining zone, functional kitchen is equipped with ample bench space and storage, laundry allocated position near the access doorway. Natural light flows easily into the living & bedrooms (triple robe in the main & double robe second bedroom), The Bathroom, plus separate toilet (Not combined), is in great order and is spacious.

Externally, you'll enjoy the all-weather covered patio to enjoy alfresco dinners or drinks. Also, ample storage, ceiling fans, air-conditioning units, and a single lockable garage - Have we checked all your boxes. Prime inner-city location where everything you need is within easy reach, walk to the CBD or make the most of gyms, schools, showgrounds, restaurants, cafes, the hospital, and walking trails nearby. (Mackay Entertainment and Convention Centre is close by)

Stock up on fresh produce on Saturdays at Mackay's most popular market, located at the Showground, only a few minutes' drive away.

Property Specifications:

- Part of a private, centrally located complex close to shops, schools, and public transport
- Tidy and well-presented low-set brick unit (Fresh paint - Tidy Internally + Externally)
- A neat and functional kitchen includes an electric oven, laminate benches, ample storage
- Airy and light-filled living and dining zone - This - duplex is more of a home than a Unit
- Main bathroom with shower, single vanity, separate toilet
- Covered front patio, Single garage (Lockable) + Privacy
- The unit is so fresh and newly painted that it's an easy decision to own

Contact Joe Morabito for Inspection - As we expect this will sell quickly to investors and buyer agents, locals should be preapproved for finance and be ready to offer, as it will not take long to sell at offers \$280,000

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More About this Property

Property ID	F14HUG
Property Type	Unit
Land Area	162 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



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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.

1-107 Shakespeare