

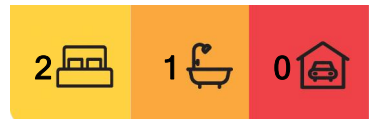
## Mackay, 2/47 Wellington Street

Stylish & Spacious 2-Bedroom Townhome with Potential for More! (Could be easily 3 Bedroom with small modification)

Discover modern living in this unique 2-lot development, the well-designed two-story home - unit offers both comfort and flexibility, making it an ideal choice for homeowners and investors alike. Perfectly positioned close to the CBD, top schools, and major shopping precincts.

Located on Wellington Street close to Canelands - Bowls Club - Specialty Shopping - Clubs / Pubs - For the families schooling Childcare facilities. The unit/house would be a fantastic investment or home for the family (Rental expected to be in the range of \$550 to \$600 per week area) or an option due to the BUP zoning (meaning ownership of your land) a play area or garden to be kept ASIS or further developed.

The Home/Unit boasts a 2 bay shed which could be the 2-car garage for the home should the new owner want to convert the current garage into a 3rd bedroom. The concrete



**For Sale**  
Offers from \$465,000

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

**Contact**  
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**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.

driveway is large and is part of the Insurance the 2 owners pay for the complex so even though it is a corporate body it's only for Insurance Purposes.

Features of the Home - Unit,

- 2x generous bedrooms with ample natural light (AC x 2 + Living)
- Open-plan living & dining for easy entertaining (rear patio + 2nd Toilet of laundry)
- Exclusive-use space, offering privacy and room to move (very private rear location)
- Double-car shed for secure parking & storage (Fully fenced rear of property)
- Bonus garage - easily convertible into a 3rd bedroom, home office, or extra living space

link 3-D Virtual Tour (as walking through the home)

<https://www.boxbrownie.com/360/?c=c12888249c12ca0c5b43e4276318ff874f5d7060>

Enjoy the perfect balance of convenience and lifestyle with everything you need just moments away. Opportunities like this are rare, Secure your future today! Contact Joe Morabito of LJ Hooker Mackay Group as these types of properties do not last very long Prices at Offers From \$465,000.00 Contact us now to arrange an inspection.

## More About this Property

<b>Property ID</b>	EZVHUG
<b>Property Type</b>	Unit
<b>Land Area</b>	277 m2

**Joe Morabito 0419 157 069**

Sales & Marketing Consultant | [joe.morabito@ljhooker.com.au](mailto:joe.morabito@ljhooker.com.au)

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