



13 McPhee Street, Maclean




## Rare Dual-Living Opportunity with Income Potential in Central Maclean

Tucked away in a quiet cul-de-sac and just minutes from Maclean's town centre, 13 McPhee Street presents a unique and versatile opportunity for families, retirees, or investors seeking dual-living or multiple income streams.

Although this is a two-storey home, the main residence is accessed at street level making it functionally a lowset home with easy entry, ideal for those seeking level access without compromising on space or flexibility.

Upstairs includes three comfortable bedrooms and two bathrooms, along with a well-planned kitchen that connects smoothly to the living and dining areas. The home is spacious and welcoming, offering a practical layout ready for everyday living.

A standout feature is the fully enclosed indoor-outdoor BBQ and entertaining area, complete with its own kitchenette perfect for weekend barbecues or relaxed year-round entertaining. Ducted air conditioning and heating keep the home comfortable in all seasons,

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### FOR SALE

All Offers Considered

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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and the impressive 6.6kW solar system with a back-up wall battery adds excellent energy efficiency and long-term savings.

The private internal lift offers easy access between levels, enhancing mobility within the home. On the lower level completely separate and with its own private entrance is a fully self-contained one-bedroom granny flat. Featuring its own kitchen, bathroom, and living area, it's ideal for extended family, guests, or generating rental income offering two distinct living spaces or income opportunities.

The remote-controlled double lock-up garage is attached to the main home and includes internal access, adding everyday convenience and secure parking. Outdoors, a generous patio area and jacuzzi provide a private retreat to unwind and entertain.

Properties with this level of flexibility, comfort, and income potential are rarely offered in Maclean. Whether you're an investor, large family, or downsizer seeking additional income, this property delivers on all fronts.

**Disclaimer:**

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**MORE DETAILS**

Property ID	FNJ08
Property Type	House
Land Area	1100 m2
Including	Ducted Cooling Ducted Heating Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

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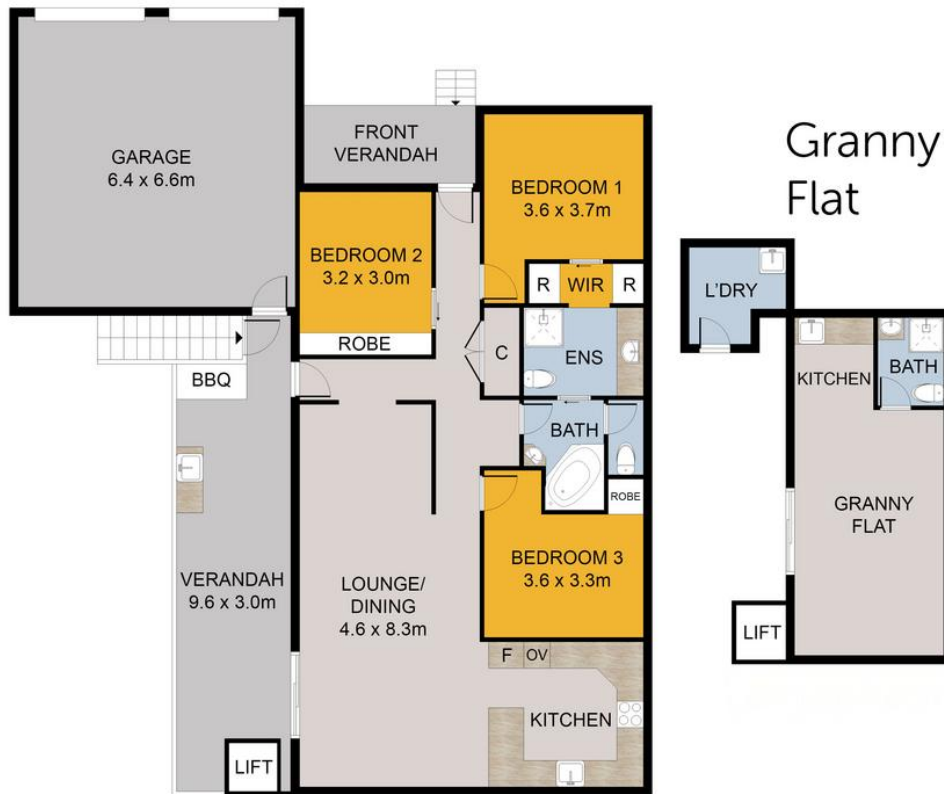
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## Main House



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Maclean

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan