



8/61 Hamilton Street, North Mackay

Spacious Living with Courtyard, Deck & Pool in Complex.

Offering an impressive amount of space for a one-bedroom residence, 8/61 Hamilton Street presents an excellent opportunity for buyers looking for low-maintenance living without sacrificing indoor or outdoor space.

Set within an established complex in North Mackay, the property welcomes you through a private courtyard before opening into a generous, air-conditioned living and dining area. The well-appointed kitchen offers excellent functionality with stone benchtops, stainless-steel appliances and plenty of workspace and storage.

The spacious bedroom features built-in storage and air-conditioning, while the bathroom is finished in neutral tones and provides plenty of room.

One of the unit's standout features is the rear timber deck —an ideal place to unwind, entertain or simply enjoy the outlook across the neighbouring sporting fields. Residents also enjoy access to the complex swimming pool and BBQ facilities, adding another dimension to the relaxed lifestyle on offer.

1 1 1

FOR SALE
Offers From \$359,000

VIEW
By Appointment

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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

Property Features:

Generously sized one-bedroom unit
Spacious air-conditioned living and dining area
Functional kitchen with stone benchtops and stainless-steel appliances
Large bedroom with built-in storage
• conditioning
Spacious bathroom with neutral finishes
Private front courtyard
Rear timber entertaining deck
Single car accommodation
Complex swimming pool and BBQ facilities
• maintenance lifestyle
Convenient North Mackay location

There is an added bonus that the rental return is currently in place.

Rent: \$445 per week

Lease: Until 21 Feb 2027

Important Information:

Council Rates: approximately \$1,945.65 per half year
Body Corporate: Lot 8 in a 21-lot community titles scheme - please note that amounts listed below are approximate only.
Administrative Fund: \$3,729.06 per annum
Sinking Fund: \$1,119.00 per annum
Total ordinary Body Corporate levies: \$4,848.06 per annum

Furthermore, there is a Special Levy: A swimming pool replacement levy totalling \$564.39 applies to Lot 8, payable in three instalments of \$188.13. (approximately)

Whether you're searching for your first home, looking to downsize to something easy to maintain or wanting to add another property to your investment portfolio, 8/61 Hamilton Street offers a versatile opportunity in a convenient location.

Inspections will be by appointment, to allow for the tenant to receive the appropriate notice under legislation.

Disclaimer:

The information contained herein has been provided to us by the property owner and other sources believed to be reliable. LJ Hooker Mackay Group has not independently verified all information and does not warrant its accuracy. Interested parties should make their own enquiries and obtain independent advice in relation to the property and any information provided.

MORE DETAILS

Property ID	FTFHUG
Property Type	House
Including	Air Conditioning
	Deck

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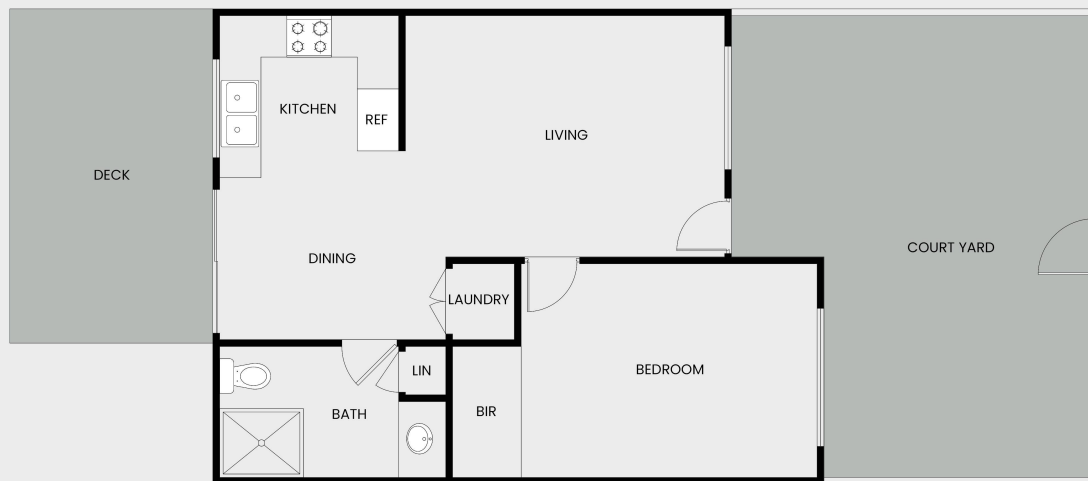
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8/61 HAMILTON STREET, NORTH MACKAY, QLD 4740



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker 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.



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