

**21 Mowlam Street, Eimeo, QLD, 4740**



**House For Sale**

Wednesday, 27 November 2024

21 Mowlam Street, Eimeo, QLD, 4740

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Joe Morabito  
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## **True Beach Suburb - Bohemic Friendly Locality - Bargain Basement Pricing Offers from \$299,000**

In Eimeo (Eimeo Village as known to locals) exists this stunning beachside property, you can walk freely with children and let them play for hours with new friends, while waves lap the shore - The sounds of the ocean create a calming backdrop to everyday life. You can live mere steps from the beach, enjoy the local Surf Club + Amenities & Famous Eimeo Pub.

The home is priced to sell and as you would be aware is much below current pricing locally in this region (refer to past sales this year). There will be work needed to repair the home to an as-new condition however, at this price, you can easily reside in the house upstairs as you repair downstairs or vice versa (2 Bathrooms + 2 Kitchens), basically you are purchasing in ASIS Condition.

### Features of the home

- 405 sqm<sup>2</sup> of usable land (easy care allotment) with side & rear fencing included
- 2x Bedrooms Upstairs with 1x Bedroom minimum down (Both Kitchens & Baths)
- True Beach House Look 'Full Front Verandah' (Glimpses of Eimeo Inlet & Water)
- Easy light frame to repair or renovate sheeting to exterior (2-story Home) FC Sheet
- Positioned near end of the Cul-de-sac with a historic trail walk to Shaw Ck to Sand
- The home is set out as a Dual Rental with Serviced laundry (All needs repairs)
- Eimeo again is boasting Great Increased Pricing - get in quick won't last long now
- Live the Beachcomber lifestyle while you get to enjoy the location and serenity

If you are handy or can't find a home in the low \$300,000 this is the home for you. NO OFFERS will be entertained below the asking price of 299k - It's not 2015 / 2017

Viewers - Offering on this home will be asked to supply preapproval as my Owner will only sign contracts of preapproved purchasers only. The price of this home was to get it sold ASAP.

Contact Joe Morabito of Lj Hooker Mackay for inspection times and if you agree this is the home for you Signed Contract Offers will be presented on Offers From \$299,000.

Disclaimer: The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the particulars.