

**272 Farrellys Road, Paget, QLD, 4740**

**House For Sale**

Tuesday, 26 November 2024

272 Farrellys Road, Paget, QLD, 4740

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 9**

**Type: House**

## Dual Living Potential with Massive Shed

With all the hard work already done, you can simply move in and enjoy the lifestyle this home provides. Professionally painted interiors, stylish modern fittings, and beautifully polished timber floors combine to make this home feel brand new. It's a move-in-ready haven, with no renovations required, just unpack and start living!

Situated on a generous 809sqm allotment, this home is conveniently located just minutes from Mackay Airport, Caneland Central, the university, and local shops, offering the best of both worlds-space and convenience.

Upstairs, the large air-conditioned lounge seamlessly connects to the dining area and continues into the well-appointed kitchen, featuring stainless steel appliances, a wall-mounted oven, and a dishwasher, ensuring meal preparation is effortless. Three generously sized bedrooms offer comfort and practicality, all with built-in robes, new carpets, and ceiling fans, while two benefit from recently installed air conditioners. The refreshed bathroom, complete with a modern vanity and a newly added separate toilet, ensures a hassle-free start to every day for the entire household.

The lower level is a world of potential, with three built-in rooms, a rumpus area, and a second bathroom that includes another brand-new separate toilet. The layout lends itself to the creation of a fully self-contained living space-perfect for extended family, guests, or even a potential rental opportunity. With a kitchenette easily added to the existing second living area, this space could transform into a dual-living haven.

Outdoors, the features are equally impressive. There is a large, covered patio area that's perfect for entertaining or unwinding while overlooking the fully fenced backyard. Established gardens add a touch of greenery, while the expansive yard offers endless possibilities, whether it's for kids and pets to play in the secure yard, a gardening project, or even a future pool.

The 8x10m powered shed, boasting a 3.5m clearance, is perfect for a workshop, secure storage, or a space for hobby enthusiasts. Enhancing functionality, the property features a 180m<sup>2</sup> concrete driveway with 3m side access, providing easy parking for vehicles, boats, or trailers. Additionally, a carport at the front of the home and abundant parking across the allotment ensure there's room for everyone and everything.

This home truly ticks every box for families and investors alike. Its modern finishes, dual-living potential, and exceptional outdoor features create a property that is as versatile as it is appealing. With nothing left to do but move in and enjoy, this is a rare opportunity not to be missed.

Rental Appraisal: \$720 to \$770 per week.

Rates: \$3,800 per year.

**DISCLAIMER:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.