

# 1/3 Pratt Street, South Mackay, Qld 4740



## Unit For Sale

Tuesday, 7 January 2025

1/3 Pratt Street, South Mackay, Qld 4740

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 390 m2**

**Type: Unit**



Allison Cunningham

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## Seeking offers in the high \$300,000's

This beautifully renovated 2-bedroom cottage, located in the heart of South Mackay, offers an unbeatable combination of comfort, convenience, and charm. Positioned within an easy, level walk to the stadium, walking tracks, and the CBD, this property is perfect for those seeking a low-maintenance lifestyle with easy access to local amenities. What we LOVE about 1/3 Pratt Street: As you step inside, you'll be greeted by a bright sunroom at the front of the home, providing an ideal space for relaxing or enjoying your morning coffee. The main bedroom is spacious and features a built-in robe & newly installed air con unit, while the second bedroom offers flexibility for a guest room or home office. A newly installed 7.1kw heavy industries air conditioning unit in the living room ensures year-round comfort throughout the home. The home boasts a spacious, well-appointed bathroom and a separate second toilet for added convenience. The built-in laundry room is another thoughtful touch, offering practicality and ease of use as well as extra storage. Enjoy outdoor living with an undercover patio, perfect for alfresco dining or unwinding at the end of the day. The property also includes a carport, and the fully fenced yard provides privacy and security. A wire fence with established palm trees at the front enhances the home's cottage style appeal and adds to its welcoming curbside presence. Recently re-stumped, full exterior repaint, newly replaced roof and guttering as well as new insulation to main home (excluding carport), upgraded switch board and many more cosmetic improvements, this home is in excellent condition and ready for you to move in and enjoy. A building report is available for peace of mind as well as all invoices for improvements noted. Why we LOVE South Mackay An active & social way of life is on offer for the astute buyer who recognises the value of this outstanding inner-city lifestyle location. Is it any wonder homes here are so tightly held? - Super convenient & spoilt for choice - South Mackay is incredibly convenient, being so close to the CBD, airport, shopping centres, employment hubs, cafes, bars, restaurants & a broad selection of state & private schools, childcare & kindy options- A sports lover's paradise - South Mackay has the largest concentration of sports clubs, stadiums & sports parks in the region, the most prominent being the expanding Harrup Park Country Club with its multitude of sporting ovals including the Great Barrier Reef Arena, bar, bistro & function rooms- Close to Queens Park, Illawong Park, Town Beach & picturesque Far Beach - Revered for its breathtaking beauty & powder soft white sand, Far Beach attracts people from all over & is popular as a walking beach with locals. Equally beautiful, Queens, Illawong & Quota Parks all offer a perfect place for a BBQ or picnic & plenty of trees that provide great shade. Enjoy the playgrounds, off-leash dog zones & the iconic Blue Water Trail for long walks. Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.