

**2/37 Makybe Diva Dr, Ooralea, QLD, 4740**

**Unit For Sale**

Thursday, 28 November 2024

2/37 Makybe Diva Dr, Ooralea, QLD, 4740

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Renee Lavender  
0749696288

## Relaxed Living with Modern Conveniences

This beautifully designed 2-storey townhouse offers a perfect blend of modern living and convenience. Located in a prime location with views of the Mackay Racecourse, it's the ideal choice for first home buyers or savvy investors seeking long-term value. Whether you're looking for a stylish new home or a solid investment opportunity, this property ticks all the boxes.

### Why we LOVE 2/37 Makybe Diva Drive...

- 2 Generous bedrooms - Both bedrooms are ensuited and airconditioned. One bedroom has a walk in robe, while the other bedroom has a built-in wardrobe. Both bedrooms have access to the private courtyard at the back of the property. A powder room is located on the ground floor, adding a practical convenience to this well-configured property.
- Open plan living and dining area -The open-plan design creates a sense of space, ideal for entertaining or relaxing. The living and dining areas are light-filled and seamlessly flow into each other, making it the perfect space to host friends or unwind after a long day.
- Modern Kitchen - The kitchen is the centre of the home, with stone benchtops and stainless steel appliances including dishwasher. There's plenty of counter space for meal prep, and stylish cabinetry offers abundant storage options.
- Private Balcony with Horse Racing Views - Imagine enjoying a morning coffee or evening drinks while watching live horse racing directly from your own private balcony. This unique feature provides a front-row seat to the excitement, making this townhouse a standout choice for those who appreciate outdoor leisure.
- Off-Street Parking and Secure Garage - This property includes secure off-street parking with a remote-controlled garage for easy access directly into the home.
- Low-Maintenance Courtyard - The townhouse comes with a private, low-maintenance courtyard, perfect for outdoor relaxation, gardening, or entertaining. It's a cozy space to enjoy the fresh air without the hassle of extensive upkeep.
- Ideal for First Home Buyers- Affordable entry into the market: This townhouse offers a fantastic opportunity to enter the property market with a contemporary home that provides everything you need for modern living.
- Investor's Dream - Strong rental potential: Located in a high-demand area, this townhouse is positioned to attract quality tenants, ensuring excellent rental returns. With current rental appraisal at \$580 - \$600 per week. Body Corporate fees \$1,766.67 p/a.

### Why we LOVE Ooralea...

- Spend less time driving and more time enjoying it all! Ooralea is a popular suburb for those seeking easy access to work in the CBD, Paget, Racecourse Mill, Hay Point, Jilalan, or the Mines
- Convenience – Everything you need to get by every day is an easy walk or a couple of minutes' drive from home, including Woolworths, IGA, Parkside Plaza with Coles, specialty stores, healthcare and 24hr fitness, parks/playgrounds, Mackay Airport, CQ University and more
- Spoiled for choice – If you are looking to eat out, there is a wide variety of takeaway, cafes and hotels, all within a few minutes from home. If you are looking for a night out the Mackay CBD is about 5km from home

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.