



5 Mclean St, Capella



## GREAT FAMILY RESIDENCE WITH ROOM TO PARK THE CARAVAN/BOAT !! EXCEPTIONAL INVESTMENT OPPORTUNITY

Be the smartest person in the room and look at the potential in this property. This traditional highset 3 bedroom family home in the heart of Capella represents a fantastic opportunity for one lucky buyer!!!!

Whether you're looking for your first home, a family friendly environment or an investment opportunity, 5 McLean Street, Capella offers the space, features and potential to suit your needs. This lovely family home is truly a treasure trove of possibilities, offering an exceptional investment opportunity and a terrific family residence. If you wish, add your own touches and improvements.

The side access to the property allows room for a boat, trailer and a 4 WD as well as a caravan.

Currently rented with very happy Tenants in place with a Lease expiring on the 4th September, 2024. Tenants are currently paying \$320 per week = approx. 7.08% gross rental yield.

### THE HOME:

- Very neat and tidy
- 3 Bedrooms with ceiling fans, air-conditioning and built-in wardrobes
- Roomy combined Kitchen/Meals area, Kitchen complete with an upright electric stove and ample storage cupboards

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Price SOLD for \$222,398  
 Property Type Residential  
 Property ID 10666  
 Land Area 758 m2

### AGENT DETAILS

### OFFICE DETAILS

Emerald  
 34 Egerton St Emerald, QLD, 4720  
 Australia  
 0749875875



- Good sized Lounge/Living area with fireplace, air-conditioning and ceiling fan
- Family sized Bathroom with separate Shower, Bath tub and Vanity, separate Toilet
- Open shed at the back of the property for vehicles and all the toys
- Lockable storage room, Laundry underneath the home
- Garden Sheds
- Fully fenced 758 m2 allotment with double gate side access to the side and rear yard

Located within walking distance to the Capella Aquatic Centre and so much more.

#### THE LOCATION:

Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Cafe, Pubs, Tennis Courts, Gym and Parklands.

For additional information or to arrange your inspection, please contact Selena Berry on 0448 880 040 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

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

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