

1, 2 and 3/37 UTAH DRIVE, Moranbah, Qld 4744

Block Of Units For Sale

Friday, 14 June 2024

1, 2 and 3/37 UTAH DRIVE, Moranbah, Qld 4744

Bedrooms: 6

Bathrooms: 6

Parkings: 6

Area: 1354 m2

Type: Block Of Units



Marie Dowie

\$323,000

BUY 1, 2 OR ALL 3 OF THESE BEAUTIFUL MODERN UNITS! Secure long-term leases in place, excellent tenants and guaranteed returns of over 10.5% with a likelihood to increase to over 11%... Investors, if you are looking to buy a day that you DON'T have to work – than look no further than these low-maintenance, modern, FREE-STANDING units. UNIT 1: RENTED TO A COMPANY AT \$2,824.40 PER MONTH UNTIL 3/2/2025 PRICE: \$323,000 UNIT 2: RENTED TO A COMPANY AT \$2,824.40 PER MONTH UNTIL 30/1/2025 PRICE: \$323,000 UNIT 3: RENTED TO AN INDIVIDUAL AT \$650 PER WEEK UNTIL 13/9/2024 (expected to increase thereafter to \$700 per week) PRICE: \$323,000 A headache-free investment for the savvy investor looking for a fuss-free positively-g geared property/properties to add to their portfolio, with the added security of having EXCELLENT tenants on secure leases. EACH UNIT IS FREESTANDING (a positive point-of-difference to other units that have shared walls) and consist of: - 2 x Large bedrooms with built-in wardrobes- Ensuites to all bedrooms- Split-system air-conditioning throughout (energy saving so as to appeal to tenants)- High ceilings- Stunning kitchens with pendant lights and high-end appliances including dishwashers, wall ovens, electric cooktops, sprawling breakfast bars, tiled splashbacks and large pantries- Open plan living and dining areas- Ample natural light throughout- Full-length glass sliding doors open up to create a seamless integration between the indoor and outdoor living spaces- Beautiful undercover timber decks that span the full length of each property – perfect for BBQ's, entertaining or unwinding- Securely fenced yards – perfect for pets or children- Internal laundries and ample storage- Excellent flooring, neutral paint and modern lighting- Concrete driveways and double undercover carport to each residence- Each property is FREESTANDING: No need for tenants to worry about sharing a wall with noisy neighbours- These 3 properties are in the process of being subdivided so you can buy them all and sell them off individually \$\$\$... or live in one and continue to rent the others out... or just keep them rented for an income-producing cashflow- NO BODY CORPORATES!!!- RETURNS OF 10.5%+++ Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/Messenger Contact Marie Dowie on 0413811621 for a viewing in person or via video (Sales Agent Of The Year For MORANBAH 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2017, 2019, 2021, 2023, 2024) #1 Agent Moranbah #4 Agent Queensland #11 Agent Australia Recognised as being in the top 5% of leading Agents in Australia for exceptional service and results. "Honesty and integrity matter" Disclaimer: Infinity Property Specialists 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.