

1/37 SAVANNAH DRIVE, Moranbah, Qld 4744



House For Sale

Friday, 17 May 2024

1/37 SAVANNAH DRIVE, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 419 m2

Type: House



Marie Dowie

\$379,000

This modern home on 419sqm of freehold land has been rented to excellent long term tenants since 2017 - who have just signed a new lease at \$710 per week for yet another 12 months. Low maintenance, no headaches, excellent LONG TERM COMPANY TENANTS... investors, this is the perfect opportunity to add a positively-geared income-producing, well-maintained investment property to your portfolio with returns of approx. 10% SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE: - 3 x Bedrooms (all with built-in-wardrobes)- Fully air-conditioned throughout - Split-system air-conditioning in living room & family room- Ceiling fans throughout- Open plan living, dining and kitchen- Modern kitchen with double sinks, stainless steel appliances and dishwasher- Excellent tiled bathroom- Spacious internal tiled laundry with extra storage- Full-length undercover entertainment area- Fully fenced backyard; a perfect size for children and pets to securely play in- Lockable garden shed- Shade sail over driveway- Quiet, family-friendly street and lovely neighbourhood- EXCELLENT long-term company tenants in place (been there since 2017) and have just renewed the lease for another 12 months at \$710 per week until 30th June 2025.This home has been meticulously maintained to a very high standard by the owners and the tenants also keep it immaculate.It is a stand-alone house, not a unit, which means that there are no Body Corporate fees.Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/MessengerContact 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 AustraliaRecognised 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.