

1 ARCHER DRIVE, Moranbah, Qld 4744

Sold House

Tuesday, 26 September 2023



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Bedrooms: 7

Bathrooms: 3

Parkings: 7

Area: 760 m2

Type: House

\$410,000

Wonderful company tenants keep this property as perfect as a display home and have recently secured themselves a 12 month lease at \$900 per week, making this property one of the best cash-flow-positive properties on the current market. Outstanding renovations, a huge powered shed, and ample space – both inside and outside – are some of the many features that compliment this dual-living home, where mining companies and alike can easily accommodate 7 separate employees at any one time (significantly cheaper than camp accommodation and a lot more comfortable for the occupants). Vacancy rates in Moranbah are extremely low - the camps are full – there are very few houses available, and next-to-none that offer complete dual living on both levels. This type of property is one of the most sought-after types of homes for tenants – and the cheaper way for mining companies to accommodate staff, making this home a stand-out investment with the expectation of increasing rental yields, especially with the new multi-billion dollar mining ventures in the area. SOME OF THE MANY FEATURES YOU WILL LOVE:- Large undercover carport at the front, able to accommodate 4 vehicles- Long concrete driveway from the street to the huge 3-bay powered shed at the rear of the property (perfect for storing extra cars, trailers, caravans, boats, equipment etc.)- Fully fenced yard with secure fencing to both front and backyards UPSTAIRS:- 3 x Spacious bedrooms with wardrobes- Air-conditioners throughout- Large open living and dining areas- Modern kitchen with dishwasher and a huge amount of storage- Updated bathroom and separate toilet- New floor coverings- Neutral internal paint- Laundry- New quality window furnishings- Undercover front verandah DOWNSTAIRS:- 4 x Bedrooms with wardrobes- Air-conditioners throughout- 2 x Spacious bathrooms- Modern kitchenette- Lounge/living area- New floor coverings- Neutral internal paint- Laundry- New quality window furnishings RENTED TO EXCELLENT COMPANY TENANTS AT \$900 PER WEEK ON A SECURE FIXED TERM LEASE UNTIL 19/3/24 (after which the rent is expected to increase to \$1,000 per week)