

1 BELYANDO AVENUE, Moranbah, Qld 4744



House For Sale

Wednesday, 14 February 2024

1 BELYANDO AVENUE, Moranbah, Qld 4744

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 976 m2

Type: House



Marie Dowie

\$329,000

There's nothing on the market quite like this highly positively geared investment that **ALREADY HAS TENANTS IN PLACE: NO HEADACHES, JUST SIT BACK AND REAP THE REWARDS.**The tenants (who are a mining/oil and gas company) have been living at the property for a great number of years and have recently resigned another 12 month lease at \$650 per week. There are not many places in Australia that offer over a 10% return. This highly positively-geared property consists of:- 4 x Bedrooms- Updated kitchen with quality cabinetry and modern appliances- Enclosed rumpus room- Internal laundry- Fully air-conditioned- Timber floors- Undercover car accommodation- 2 x Sheds- Massive block of land (nearly a quarter of an acre) with subdivision potential- Walking distance to town amenities - shops, schools, restaurants, pubs and Town Square- Long term company tenants on a fixed term lease currently paying \$650 per week (have recently signed yet another lease until 30/11/2024)Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/Messenger 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.