

1 Rolfe Street, Moranbah, Qld 4744

Sold Duplex/Semi-detached

Friday, 29 March 2024



1 Rolfe Street, Moranbah, Qld 4744

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 781 m2

Type:
Duplex/Semi-detached



Annemarie Haywood

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\$595,000

Undoubtedly the best position for a commercial business in Moranbah! This residence ideally sits on the corner of Mills Avenue, and is the perfect move for the savvy business owner or investor, looking to capitalise their marketing strategy from the consistent flow of activity of Moranbah's most bustling street! This amazing location would be perfect as a Medical Centre or small business. Open your office in the front duplex and utilize the back duplex to house your employees, or continue to rent out and reap the rewards of an incredible over 11% rental yield. The possibilities and potential of this property are unsurpassed! Fully furnished, each duplex showcases an attractive and free-flowing layout, with a bright and spacious living and kitchen area and each with 2 bedrooms, 1 bathroom, a shared internal laundry, undercover parking for each and an outdoor entertainment area. Positioned on 781sqm block in a desirable and convenient location, literally 2 minutes walk to the centre of town. A fabulous opportunity and lifestyle is yours for the taking that you'll have to be quick to secure! Call Annemarie today on 0408 754 480 to arrange your inspection or video walk-through.

EACH FULLY FURNISHED DUPLEX FEATURES:- 2x generously sized bedrooms with built-ins and fans- Split-system air conditioning in the living & bedrooms - Tidy & functional kitchen with loads of storage space - Tidy bathroom with shower, bath-tub and toilet- Spacious carpeted lounge room and dining area - Shared laundry with washing machine & dryer- Private rear covered patio/entertainment area- Undercover parking with extra parking on driveway- Fully fenced with heaps of off street parking- Ideal location minutes to the centre of town

Disclaimer: All sales advice is subject to council approval and potential buyers are encouraged to make their own enquires prior to purchase.