

11 King Street, Moura, Qld 4718



Sold House

Wednesday, 16 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 807 m2

Type: House



MADI WILLIS

\$215,000

Please note that virtual furniture has been added to some images to provide an idea of the space and potential. For those who dream of owning their own home with mortgage payments cheaper than rent, this property is a must-see. Why continue renting when you can become a homeowner? Alternatively, if you're an astute investor, this solid property is an excellent addition to your portfolio. With a rental appraisal of \$380 - \$400 per week, which translates to an impressive 9.02% gross rental return. You won't find such returns in a bank. The seller is motivated to sell due to retirement. Act quickly because this opportunity won't last long!

Highlighted Features:

THE HOUSE:

- Solid brick home built in the mid 80's... They don't build them like this anymore
- 4 generous size bedrooms (2 with air-conditioning and built in cupboards)
- One bedroom has a built-in office nook
- Renovated bathroom with spacious shower and vanity
- Tidy kitchen with dishwasher, electric oven, cooktop and rangehood and walk in pantry
- Plenty of cupboard space for all your storage requirements
- Internal laundry with plenty of space to add more fridges/cupboards if required
- Fireplace for those winter nights
- Air-conditioning to the open plan living area and bedroom

Rental appraisal: \$380 - \$400p/w

THE SHED/YARD:

- Stunning sunset views overlooking a dam
- Covered BBQ area with built in brick BBQ
- Lockable storage shed
- Drive through carport at the front of the property (think royalty)
- Fenced yard with plenty of room for kids to play
- 807m² level block located in a quiet street and within walking distance to shops, park and tavern

Discover Vibrant Moura: A Thriving Community with Diverse Opportunities

Nestled in the picturesque Dawson Valley, Moura is a dynamic town known for its coal mining, cotton processing, cattle production, and more. With abundant job prospects and recreational activities, it has evolved into a flourishing hub unlike any other in Queensland. Situated conveniently along the Dawson Highway, Moura enjoys easy access to neighboring areas such as Theodore, Baralaba, Biloela, Gladstone, and Rockhampton. Home to three coal mines and offering trainee operator positions, Moura provides ample employment options in the mining sector. The town also boasts essential amenities including a hospital, schools, a swimming pool, and a golf course. Not to mention, it hosts exciting annual events like the Moura Coal and Country Festival and the Moura Fishing Classic. Invest, live, work, and raise a family in Moura, where a welcoming community, diverse activities, and promising economic prospects await you.

INSPECTION/PURCHASE DETAILS: This property is available for private inspection by appointment. Before contacting the agent to arrange an inspection, we kindly request that you ensure your finance is pre-approved. Please note: Whilst all due diligence has been taken in the preparation of this document Heart and Sold can attach no guarantee regarding the contents and recommend purchasers conduct their own enquiries.