

**12 Barcoo Drive, Moranbah, Qld 4744**



**Sold House**

Tuesday, 11 June 2024

12 Barcoo Drive, Moranbah, Qld 4744

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 785 m2**

**Type: House**



Annemarie Haywood  
0408754480

**\$340,000**

This home offers a beautiful sanctuary catering to those who simply love to entertain! The spacious floorplan focuses on the extraordinary outdoor areas, featuring award winning gardens and landscaping, an expansive undercover living space, an extra air-conditioned room, manicured lush green lawns and a sparkling semi in-ground pool. Currently rented on a long term lease at \$600p/week! Earning you a positive rental return on close to a 10% rental yield with future increases expected! From the moment you arrive, the home is framed by established landscaping and beautiful gardens, while inside boasts three bedrooms, with an extra air-conditioned room to the side of the home that could be easily be utilized as a fourth bedroom, home office or rumpus room. Spacious, open-plan living and dining areas with a functional kitchen and bathroom. Gorgeous fully tiled custom made laundry with plenty of cupboard space. Keeping cool and comfortable all year round won't be an issue with air-conditioning and ceiling fans in every room. Out the back is a massive enclosed entertaining area overlooking fully colorbond fenced block with refreshing pool and stunning landscaped gardens and lawns. Walking distance to schools, the centre of town and the Golf Course. If you have been looking for a fantastic family home or positively geared investment, then 12 Barcoo Drive is for you! Call Annemarie today on 0408 754 480 to arrange your private inspection or video walk-through.

**PROPERTY FEATURES --** Stunning AWARD WINNING gardens, lawns and landscaping - 3 x bedrooms with BUILT-INS, FANS & AIR-CONDITIONING- 4th EXTRA ROOM to the side of the home with air-conditioning- Spacious, OPEN-PLAN family room and dining room- Gorgeous CUSTOM MADE LAUNDRY with quality cabinetry- AIR-CONDITIONING & ceiling fans throughout the home- Expansive undercover OUTDOOR ENTERTAINMENT AREA- SPARKLING POOL (semi inground) surrounded by greenery - BIG 785sqm FULL COLORBOND FENCED block with side access- Fitted with 6kw SOLAR PANELS for optimum energy efficiency - Located within easy reach to schools, shops and amenities!