

# 12 Bowen Court, Moranbah, Qld 4744



## Sold House

Friday, 13 October 2023

12 Bowen Court, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 782 m2

Type: House



Annemarie Haywood  
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**\$287,500**

Step into this very well maintained property that seamlessly blends modern comfort with outstanding investment prospects. Nestled in a quiet cul-de-sac street, just a stone's throw away from the golf course, this property is currently rented for \$480 per week until February 2024, with the rental rate set to increase to \$580 thereafter. It presents three generously sized bedrooms, each equipped with built-in wardrobes and air conditioning. The central hub of the home unveils a well-maintained kitchen with contemporary amenities, including a dishwasher and electric oven, thoughtfully integrated into the adjoining dining area. The bathroom offers a practical space with a shower over the bathtub and a separate toilet, catering to the demands of daily routines. Additionally, this 782m<sup>2</sup> residence holds significant investment potential. It features a substantial covered entertainment area, an expansive backyard, and a garden shed at the rear, offering versatile storage options. For added convenience, double gates on the driveway grant access to the back of the property. FEATURES:- Three generous bedrooms with built-in wardrobes and air conditioning- Modern kitchen with a dishwasher, electric oven, and adjoining dining area- Bathroom with shower over bathtub and separate toilet- Expansive double undercover entertainment space, spacious backyard, and a handy garden shed- Convenient backyard access through double gates on the driveway- Front balcony ideal for your morning coffee enjoyment- Located in a quiet street on a cul-de-sac- Close to the golf course Don't miss out on this opportunity. Contact Annemarie on 0408 754 480 today to book an inspection!