

13 Hamilton Street, Moura, Qld 4718



Sold House

Saturday, 23 December 2023

13 Hamilton Street, Moura, Qld 4718

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 784 m2

Type: House



MADI WILLIS

\$225,000

*NOTE: the furniture is virtually staged. Nestled in the heart of town on the peaceful Hamilton Street with mainly owner-occupiers, this charming 3-bedroom, 1-bathroom home presents an incredible opportunity for first-time buyers, young families, and savvy investors alike. Say goodbye to renting and hello to homeownership with this renovated gem that offers everything you need to create a warm and inviting living space. Step inside to discover a freshly painted interior, exuding a sense of modernity and style. The addition of new ceiling fans in every bedroom ensures optimal comfort during those balmy summer nights, while the air conditioning units in each bedroom and the lounge area provide cool relief on warmer days. Designed with functionality in mind, this home boasts new carpets in the bedrooms as well as mirrored robes. The lounge, kitchen, and passage feature sleek new vinyl flooring which makes it easy to keep clean. Prepare to be impressed by the quality bathroom renovation, featuring a new vanity, shower over bath, toilet, and floor-to-ceiling tiles. Two garden sheds provide ample space for all your tools and equipment, while the large undercover patio beckons you to host unforgettable gatherings with family and friends. 3D Virtual Tour:

<https://my.matterport.com/show/?m=FMdBhF9N6Lh> Features at a glance:- 3 bed, 1 bath home with tandem carport- Fully fenced 784m² block- Ideal for first-time buyers, young families, and investors- Freshly painted inside with new aircons and ceiling fans throughout- New carpets and mirrored robes in bedrooms- New vinyl flooring in lounge, kitchen, and passage- Quality bathroom renovation with new vanity, shower over bath, toilet, and floor-to-ceiling tiles- Two garden sheds for extra storage- Large undercover patio for entertaining- Walking distance to schools, hospital, shops, tennis court, and community pool- Quiet street with mainly owner-occupiers.- Move-in-ready- Rates \$1,544 half yearly- Rental estimate \$430p/w - \$440p/w (approx 9.9% Gross ROI) Beyond the boundaries of this delightful property lies a fully fenced 784m² block, ensuring privacy and security for you and your loved ones. The convenience of this location is unbeatable, with schools, the hospital, shops, tennis court, and community pool all within walking distance. Embrace a vibrant lifestyle where everything you need is just a stone's throw away. Not only is this home perfect for owner-occupiers seeking a haven to call their own, but it also presents an excellent opportunity for astute investors. The combination of the property's appealing renovations and central location make it an attractive choice for prospective tenants, ensuring a hassle-free letting experience. Don't miss out on this incredible chance to own a renovated, home in a sought-after location. Take the leap from renting to owning and create a lifetime of cherished memories. Contact us today to arrange a private viewing of this delightful property on Hamilton Street before someone else seizes this golden opportunity!

ABOUT MOURA: Nestled in the picturesque Dawson Valley, Moura is a vibrant community renowned for its coal mining, cotton processing, cattle production, wheat and sorghum cultivation, and chemical manufacturing. Unlike other coal mining centers in Queensland, Moura has flourished into a thriving town with abundant job opportunities and a variety of recreational pursuits. Conveniently located approximately 48km north of Theodore, 56km south of Baralaba, 65km west of Biloela on the Dawson Highway, 186km west of Gladstone, and 171km southwest of Rockhampton, Moura offers easy access to nearby areas. The town is home to three coal mines: Dawson South, Dawson Central, and Baralaba North Mine, providing numerous employment options. Aspiring miners can often find trainee operator positions available. Alongside its strong industrial presence, Moura boasts an array of community facilities, including a hospital, schools, a swimming pool, and a golf course. The town also hosts exciting annual events like the Moura Coal and Country Festival and the Moura Fishing Classic. With its welcoming community, diverse activities, and promising economic prospects, Moura is an ideal place to invest, live, work, and raise a family. 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.