

14 Mcdowell Street, Moura, Qld 4718



Sold House

Friday, 8 September 2023

14 Mcdowell Street, Moura, Qld 4718

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 686 m2

Type: House



MADI WILLIS

\$219,000

Move-In Ready 3-Bedroom Home with Colorbond Fencing and Powered Shed This freshly painted 3-bedroom home at 14 McDowell Street has it all! With polished timber floors and no carpet, maintenance is a breeze. Stay comfortable year-round with air conditioning and fans in every room. But wait, there's more! The yard is impressive too. Fully colorbonded with a 2-bay powered shed and workshop, it's a handyman's dream. The covered outdoor entertainment area is perfect for family gatherings. And with a spacious 686m² block, there's plenty of room for outdoor activities. With a rental appraisal of \$400-\$420/week, this property is an excellent investment opportunity. Don't miss out—contact Madi Willis today on 0490 492 623 to arrange an inspection!

FEATURES INCLUDE:- Freshly painted, 3-bedroom family home with polished timber floors and full air conditioning.- Bedrooms with fans, air conditioning, and built-in robes.- Tidy bathroom with a heater exhaust fan for those colder months.- Compact kitchen with ample cupboard space.- The lounge and dining area are combined, providing an open and spacious living environment, and the home features timber blinds throughout.- Double-door linen cupboard and internal laundry.- Fully colorbonded yard on a 686m² block.- 2-bay powered shed with workshop and covered outdoor entertainment area.- Under the house has been sheeted off to prevent cold winds in winter, ensuring a comfortable and inviting space year-round.- Excellent investment opportunity with a rental appraisal of \$400-\$420/week.

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.

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 that virtual furniture has been added to some images to provide an idea of the space and potential. This property will be sold via our online offer management system. To register and make an offer, please contact Madi on 0490 492 623 via call or text. We thank you for your interest in this beautiful property and look forward to assisting you with your purchase. 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.