

2/37 SAVANNAH DRIVE, Moranbah, Qld 4744

House For Sale

Friday, 14 June 2024

2/37 SAVANNAH DRIVE, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 410 m2

Type: House



Marie Dowie

\$379,000

This modern home on 410sqm of freehold land is rented to excellent long term tenants on a Government lease. Exceptionally well-maintained, it is expected the rent will increase upon lease renewal in September to an outstanding \$720 per week, which will give an investor returns of 10%. SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:- 3 x Bedrooms (all with built-in-wardrobes)- Fully air-conditioned throughout- Ceiling fans throughout- Open plan living, dining and kitchen- Modern kitchen with double sinks, stainless steel appliances, dishwasher and breakfast bar- Excellent tiled bathroom- Spacious internal tiled laundry with extra storage- Enclosed lock-up garage- Large undercover outdoor entertainment area- Fully fenced backyard; a perfect size for children and pets to securely play in- Lockable garden shed- Quiet, family-friendly street and lovely neighbourhood- EXCELLENT long-term company tenants in place on a Government lease, due for renewal in September. This home has been meticulously maintained to a very high standard by the owners and the tenants also keep it immaculate. It is a stand-alone house, not a unit, which means that there are no Body Corporate fees. Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/Messenger. Contact Marie Dowie on 0413811621 for a viewing in person or via video (Sales Agent Of The Year For MORANBAH 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2017, 2019, 2021, 2023, 2024) #1 Agent Moranbah #4 Agent Queensland #11 Agent Australia. Recognised as being in the top 5% of leading Agents in Australia for exceptional service and results. "Honesty and integrity matter" Disclaimer: Infinity Property Specialists have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.