

**24 Barraclough Crescent, Moranbah, Qld 4744**

**House For Sale**

Tuesday, 14 May 2024



24 Barraclough Crescent, Moranbah, Qld 4744

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 920 m2**

**Type: House**



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**\$488,000**

An exceptional opportunity awaits with this four-bedroom home situated on a generous 920m<sup>2</sup> allotment with a huge double bay shed, double lock-up garage and built-in pool next to the entertainment area – a perfect fit for both investors and families! This residence offers a solid investment opportunity with rental returns of a minimum of \$1200 per week, boasting an impressive 12.7% yield. Step inside to experience the seamless flow of this practical layout, offering spacious and modern living at its finest. Each of the four spacious bedrooms is equipped with ceiling fans, air conditioning, and built-in robes. The air-conditioned lounge effortlessly connects with the open-plan dining area and kitchen, providing ample storage space and a convenient study nook for enhanced functionality. Outside, immerse yourself in the tranquillity of the peaceful garden and entertainment area, perfect for hosting gatherings and savouring outdoor barbecues. Adjacent, a sparkling built-in swimming pool awaits, promising refreshing enjoyment all year round. Additional highlights include abundant storage and parking options, featuring a powered double-bay shed and double lock-up garages. Don't overlook this incredible opportunity—whether you're a homebuyer or investor, this property offers unparalleled potential for a rewarding lifestyle and financial growth! Don't miss out! Call Annemarie today on 0408 754 480 to arrange your private inspection or personalized video walk-through.

**PROPERTY FEATURES:-** 4x bedrooms with air-conditioning & built-ins- Timber deck upon entry to the property- Main bathroom with separate toilet- Large open plan lounge & dining area- Well presented kitchen with dishwasher, stove top & oven- Air-conditioning & ceiling fans right throughout the home- Powered double-bay shed- Private outdoor entertainment area- Lush green lawns- Double lock-up garage & concrete driveway for more parking- Built-in swimming pool- Fully fenced 920m<sup>2</sup> allotment