

**24 LEICHHARDT DRIVE, Moranbah, Qld 4744**

**Sold House**

Wednesday, 6 September 2023



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**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1060 m2**

**Type: House**

**\$388,000**

Rented to a reputable company, this large home is perfect for an investor looking for a HIGHLY POSITIVELY-GEARED property to add to their portfolio. Rented at \$830 per week on secure long-term lease, it will return you approximately 11% straight away with the ability to increase the rent when the current lease expires in July 2024. APPROX. 11% RETURN Fully self contained on both levels and cleverly designed to comfortably house 4 people upstairs and another 2 downstairs, this very well maintained home is perfect that those who want to accommodate large families or upgrade the living of multiple staff members... which is exactly why this property was quick to rent to the company who has just taken on a 12 month lease at \$830 per week. FEATURES YOU WILL LOVE INCLUDE:- Self contained on both levels- Plenty of lock up storage space underneath the house, ideal for securely keeping multiple vehicles, equipment, trailers etc.- Extra lockable garden shed- Established fruit trees- Well maintained lawns and gardens that create privacy and a green leafy oasis- Undercover BBQ area- Large undercover outdoor entertainment area which spans the entire width of the house- Walking distance to Coles, restaurants, shops, town centre, the Golf Club etc. UPSTAIRS:- Huge modern kitchen with stainless steel appliances, electric cooktop, 2 large pantries, dishwasher and ample storage- Spacious renovated bathroom and separate toilet- Large lounge, dining and office areas- 4 x Bedrooms- Split-system air-conditioning throughout- Undercover front patio area DOWNSTAIRS:- A second modern kitchen with large fridge space, stainless steel appliances, electric cooktop and decent storage- A second bathroom and second separate toilet- Tiled living area- 2 x Tiled bedrooms with built-in wardrobes- Private undercover sitting area- Split-system air-conditioning on both levels- HUGE block of land - over a quarter of an acre with development potential - NEW LEASE IN PLACE WITH EXCELLENT COMPANY TENANTS PAYING \$830 PER WEEK FOR 12 MONTHS (EXP. JULY 2024)- Approx. 11% return