

# 3/10 Menzies Court, Moranbah, Qld 4744



## Sold Unit

Thursday, 9 November 2023

3/10 Menzies Court, Moranbah, Qld 4744

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 139 m2**

**Type: Unit**



Annemarie Haywood  
0408754480

**\$280,000**

WILL NOT BE BEATEN ON VALUE AND PRICE! - PROFITABLE AND LOW MAINTENANCE UNIT IN A DESIRABLE AREA. 11% rental yield. LEASED TO MARCH 2024 - \$600/WEEK - WILL INCREASE TO \$700/WEEK from March 2024 with a company in place! This beautifully presented and modern unit has been built with class & style. The indoor and outdoor areas bring versatility and ease to the living areas that open out into the undercover entertainment area of this very spacious, private and sort after 3 bedroom unit with 2 bathrooms and powder room with a 3rd toilet. While the modern kitchen offers quality appliances and a space to converse with family or guests in the open-plan kitchen/dining/lounge area. Split-system air-conditioning and ceiling fans throughout for comfort all year round and situated in a quiet cul-de-sac, walking distance to town. This value packed property will not last long! Call Annemarie today on 0408 754 480 to arrange your private inspection or personalized video walk-through. PROPERTY FEATURES - \*

- \* Single lock-up garage with laundry, toilet & hand basin for lower level\*
- \* Nice large white/creamy tiles with extremely modern kitchen\*
- \* Includes dishwasher and top of range oven & stove plates\*
- \* Spacious open plan kitchen, lounge/ dining room area\*
- \* Outside private entertainment area for BBQ & fun\*
- \* Split system air-conditioning and ceiling fans throughout
- \* Beautiful timber stairs\*
- \* Main bedroom with stunning ensuite and walk in robe\*
- \* 2 more bedrooms with another full bathroom\*
- \* Linen build-in cupboard\*
- \* Lots of street parking as well as visitors parking