

# 3 LYONS COURT, Moranbah, Qld 4744

MORANBAH REAL ESTATE

## House For Sale

Saturday, 9 December 2023

3 LYONS COURT, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 898 m2

Type: House



Marie Dowie  
0413811621

**\$349,000**

A sensational property; the first to see will fall in love. Feel the weight of the World lift off your shoulders as soon as you enter the gates of 3 Lyons Court, Moranbah. Live an amazing lifestyle: Entertain friends on the beautiful deck, swim in the pool, potter about in the large powered shed, or relish in the open plan living – THIS HOME HAS IT ALL. Impeccably designed to experience a standard of living which is second to none, you and your family will get to reap the rewards of a large property - WITHOUT the large amount of maintenance that one is used to with a property of this size and proportion. SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:- Nearly 900sqm allotment, positioned in a quiet cul-de-sac, just a stones throw to the hospital and walking distance to the town's centre- Fully fenced – double gates give easy access to the dual undercover carport AND THE HUGE 3 BAY FULLY POWERED SHED- Beautiful undercover timber deck which is fully insulated, council approved and overlooks the above ground pool: effortlessly connecting the inside living areas and kitchen to the outdoors- All bedrooms are air-conditioned and large in size- HUGE living/dining and open plan kitchen- Modern kitchen complete with wall-oven, dishwasher, large fridge space and which opens up to the outdoor deck- Internal laundry with even more built-in cabinetry- The most beautiful yard, complete with a state of the art automatic sprinkler system AND an automatic robotic mower: enjoy the best of both worlds by having the yard of your dreams without the maintenance!!!- Above-ground pool that effortlessly integrates from the deck- Only a couple of hundred metres to the hospital, this home will appeal to doctors, nurses - and those who want the best standard of living- Ready to move into ASAP, or rental appraisal \$680 per week- Do not delay – whether you are an investor, or an owner occupier, you do not want to miss out on the best buy of 2023