

# 3 Menzies Court, Moranbah, Qld 4744

MORANBAH REAL ESTATE

## Sold House

Tuesday, 17 October 2023

3 Menzies Court, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



Marie Dowie  
0413811621

**\$257,000**

If an easy positively-geared and no-nonsense investment is your criteria, and capital gains on high on your list, then this lovely home will be right up your ally. Secure tenants are very happy in this property and are locked into a lease at \$500 per week until December 2023 (currently returning approx. 10% which will increase to over 11% upon lease renewal when the achievable rent will be \$580 per week)! FEATURES YOU WILL LOVE:- Wardrobes to all bedrooms- Very spacious master bedroom- Fully air-conditioned throughout- Neutral internal paint- Modern kitchen- Modern vanity to bathroom- Near-new floor coverings- Internal laundry- Large undercover entertainment area- Covered carport- Fully fenced backyard- Lockable garden shed- Rented at \$500 per week to secure tenants and rent will increase to approx. \$580 per week in December 2023 (over 11% return)