

**30 McCool Street, Moranbah, Qld 4744**

**Sold House**

Friday, 3 November 2023

30 McCool Street, Moranbah, Qld 4744

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 800 m2**

**Type: House**



Deborah Lubke

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## Contact agent

Introducing a uniquely designed residence that seamlessly merges modern living spaces with the outdoors. This captivating two-story home presents an open and dynamic floor plan, creating an ideal setting for a comfortable lifestyle. The interior boasts a harmonious blend of open-concept living and dining areas, accentuated by the warm allure of polished Rosewood timber floors. Outside, a range of inviting spaces awaits your enjoyment, including spacious front and rear timber decks, along with a ground-level patio that offers picturesque views of the verdant backyard. For those who relish outdoor activities, there's convenient access to nearby athletic sports fields and oval spaces. Notably, the property also features two expansive 9x6 sheds, offering ample storage and workspace. The high clearance shed features 3 phase power. Currently, the house is occupied by tenants at \$900 per week, generating a gross return of 9.45% making it an attractive investment opportunity. This residence proudly showcases five generously sized bedrooms, making it an ideal fit for families of all sizes, and potentially even corporate accommodation needs. Upstairs, you'll find four bedrooms, including the master suite, while downstairs, connected by an internal staircase, offers a spacious area perfect for teenagers, along with a generously sized bedroom, a kitchenette, and a second bathroom. The contemporary kitchen is a masterpiece of thoughtful design, featuring a seamless transition from indoors to the outdoor environment. Whether you're a culinary enthusiast or simply enjoy entertaining, the beautiful French timber doors lead you to a sprawling timber deck where you can savour refreshing summer breezes. Positioned on a generous 800-square-meter flat lot, the property is fully fenced and offers excellent side access to two double bay sheds, perfect for hobbyists and ample storage. Additionally, there's an awning suitable for a caravan, boat, or work vehicles, along with a double carport at the front of the property, ensuring there's something for everyone. This remarkable residence offers a range of features, including:

- Five generously sized bedrooms with built-in wardrobes, air conditioning, and ceiling fans.
- Elegant polished timber floors throughout and attractive timber internal stairs.
- A spacious open-plan family room connected to a dining room.
- A fully modernized kitchen that offers year-round indoor-outdoor living.
- Air conditioning and ceiling fans for comfort in all seasons.
- An updated bathroom upstairs with a bathtub, separate shower, and separate toilet.
- A generous downstairs entertainment area, perfect for hosting weekend BBQs.
- Breathe in the peaceful, green, and leafy ambience of the large 800-square-metre fully fenced block.
- Enjoy the gentle breezes from the welcoming front and rear timber decks.
- For ample storage and parking, there are two double bay sheds, additional storage space under the house, and a double carport.
- Downstairs features the fifth bedroom, a living area, a kitchenette, and a second bathroom.
- With rental returns of \$900 per week, this splendid residence makes an excellent investment opportunity. This property is an appealing choice for anyone in search of a beautiful home to call their own or a lucrative investment. Contact Debbie today on 0421 649 232 for more details.