

**33 NEY STREET, Moranbah, Qld 4744**

**MORANBAH REAL ESTATE**

**Sold House**

Tuesday, 5 December 2023

33 NEY STREET, Moranbah, Qld 4744

**Bedrooms: 8**

**Bathrooms: 2**

**Parkings: 10**

**Area: 800 m2**

**Type: House**



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**\$451,000**

New lease in place at \$950 per week for 12 months until 24/4/24 = OVER 10% GUARANTEED RETURN! An exceptional opportunity presents itself for a large family looking for dual living, a company looking to accommodate staff and requires a huge amount of storage for equipment etc, or the opportunistic investor looking to reap very high rental returns. At 33 Ney Street, the opportunities are endless and the value is exceptional. Upstairs there are 4 spacious bedrooms, a large open plan layout, and a modern kitchen and bathroom. Downstairs there are another 4 (council approved) bedrooms, an office space, kitchenette and another bathroom. The outdoor areas are blissful for those wanting to relax and unwind, and the icing on the cake is the whopping 5 bay fully powered colourbond shed! SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:- Polished timber floors + new floor coverings upstairs - SOLAR - perfect for cutting back electricity costs when there are many occupants in the home! - Back-up generator import switchover for a black out/power loss - 4 x Bedrooms upstairs + another 4 Bedrooms downstairs + office area (all council approved!) - 2 x Bathrooms (1 upstairs and 1 downstairs) - Spacious modern kitchen overlooking the backyard with quality appliances and dishwasher - Second kitchen area downstairs plus undercover entertainment area - Double undercover carport at the front - Easy access to the FANTASTIC 5 BAY FULLY POWERED COLOURBOND SHED - Fenced front and backyard - 800sqm Allotment - New lease in place at \$950 per week for 12 months until 24th April 2024 = OVER 10% guaranteed return!