

**40 Schifcofske Drive, Moranbah, Qld 4744**



**Townhouse For Sale**

Saturday, 18 May 2024

40 Schifcofske Drive, Moranbah, Qld 4744

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 8**

**Area: 1484 m2**

**Type: Townhouse**



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## **ENTIRE BLOCK \$1,45mil WITH 10%YIELD**

Situated in the highly sought after Schifcofske Drive precinct of Moranbah, is this spacious 2 bedroom, 2 bathroom, near new boutique townhouses sprawling over 1,484sqm block of land. Very modern & tastefully designed residence perfect for the savvy investor. The combined units rent for an impressive \$2,740 per week, yielding a remarkable 10% return, making this an outstanding investment opportunity. Rented to executive company employees with zero vacancy over 5 years. Upon entering, you will immediately notice the well-designed layout, with spacious bedrooms situated on both the left and right sides, each equipped with its own bathroom and walk-in robe, providing ample storage space and convenience. Moving further inside, you'll find a spacious, open-plan modern kitchen, dining, and living area. This area is a true highlight of the property, featuring exquisite stone benchtops and sophisticated natural textures that create an elegant and earthy ambiance, emphasizing contemporary living at its finest. The expansive open-plan living area seamlessly extends to a stunning undercover alfresco space, perfect for entertaining guests. You'll also find a cosy and private courtyard, ideal for relaxation and outdoor activities. The design emphasizes both comfort and style, ensuring that every inch of the space is utilized to enhance the living experience. Additional highlights of these townhouses include their prime location, which offers unparalleled convenience. Residents will enjoy being within walking distance to the Miners League Club, making social outings and leisure activities easily accessible. Furthermore, the property is situated close to various town amenities, ensuring that shopping, dining, and other essential services are just a short distance away. This combination of luxury, practicality, and prime location makes these units a truly exceptional find. **PROPERTY FEATURES:**

- Absolutely must be sold and owner will consider all written offers
- Currently rented at \$2740/week until 2025
- Large 1415sqm block of land
- Modern stone benchtop kitchen with stunning quality and a modern feel throughout
- Excellent indoor/outdoor entertaining areas
- Each unit with 2 Spacious bedrooms including ensuite & a walk-in robe
- Plenty of storage and large single garage & separate carport
- Fantastic location in close proximity to local amenities
- Golden opportunity for investors
- Absolutely will be sold Contact Annemarie Haywood today on 0408 754 480 to arrange a private inspection or video walk-through!