

43 Cuthbert Street, Moranbah, Qld 4744



Sold House

Thursday, 14 September 2023

43 Cuthbert Street, Moranbah, Qld 4744

Bedrooms: 3

Bathrooms: 1

Area: 770 m2

Type: House

\$308,000

Situated on a 770m² block in quiet family friendly street, this home is the perfect move for families and investors. The property is within walking distance to parks, shops and Moranbah East State School, making it a convenient choice. And for the investor, this property will yield excellent rental returns! Currently tenanted and to be renewed in December 2023 to \$620/week or more. Easily achieving a 10% + rental yield. As you walk in you will be greeted by a bright an open-plan living and dining room that features soaring high ceilings, split-system air-conditioning and brand new flooring throughout. You will love the flawless flow from the living area, out through French doors to the magnificent wrap around timber deck that truly enhance the indoor/outdoor feel of this home, you will find yourself entertaining in this space year round. The home boasts 3 good sized bedrooms, with air-cons, fans and built-ins. And the kitchen and bathroom have recently been updated, giving this home a fresh feel. The fully fenced backyard also has side access to build that dream shed and loads of space for a pool if desired. Underneath the house offers vast amounts of storage or also has excellent potential to be renovated and expanded! A fabulous opportunity awaits for a first home buyer or investor! Call Annemarie today on 0408 754 480 to arrange your inspection or video walk-through. **PROPERTY FEATURES** -- 3x spacious bedrooms with air-cons, fan and wardrobes- Very neat & clean bathroom with a separate toilet- Nice open-plan lounge and dining area- Updated and very presentable kitchen- Laundry downstairs with lots of storage- Beautiful timber deck with access via French doors- Loads of storage & parking under the house- Large block with ample space for shed or pool- Excellent location close to parks and schools