

44 CLEMENTS STREET, Moranbah, Qld 4744

MORANBAH REAL ESTATE

House For Sale

Monday, 6 November 2023

44 CLEMENTS STREET, Moranbah, Qld 4744

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 771 m2

Type: House



Marie Dowie
0413811621

Over 10% Return: \$360,000

Rented on a company lease at just over \$700 per week (\$3,041.67 per month), this immaculate property will give the savvy investor a guaranteed positive cashflow with its yields exceeding 10% return! If you are looking for a high income-producing property in the mid-300k price-bracket, then you cannot go past this one... it has been extremely well-kept and is in pristine condition. With features that appeal to home-owners and tenants alike – such as extensive solar panels which will save \$1000's on electricity bills and a huge undercover outdoor area, as well as a 4th bedroom and second bathroom downstairs, at this price it will not last long on the current market. SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:- New paint- New floor coverings- Modern kitchen with beautiful bench tops, double sinks, dishwasher, heaps of storage and large pantry- Huge living and dining areas with split-system air-conditioning- Enclosed upstairs outdoor patio- 3 x Large bedrooms upstairs (all air-conditioned)- 4th Bedroom and striking ensuite downstairs + walk-in-wardrobe- Sprawling undercover outdoor entertainment area- Lockable shed on concrete slab- Extra storage room (lockable)- Secure and lockable vehicle accommodation- Excellent access to the large fenced yard- Walking distance to both the primary school, high school and shops- Extensive solar panels which will save you or any tenant \$1,000's on electricity bills (making the property more enticing to any prospective tenants!)- Rented at over \$700 per week (\$3,041.67 per month) on a company lease which is expected to increase to \$720 per week in January 2024