

**44 Forrest Drive, Moranbah, Qld 4744**



**House For Sale**

Saturday, 6 April 2024

44 Forrest Drive, Moranbah, Qld 4744

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 800 m2**

**Type: House**



Annemarie Haywood  
0408754480

## **OVER 11.3% YEILD! - \$548,000**

Investors be quick to secure this opportunity of a lifetime! This outstanding residence has just been rented on a long term lease to a reputable company at \$1,200p/week! Offering you reliable returns at an incredible over 11.3% yield! **DONT LET THIS ONE PASS YOU BY!**In a contemporary setting, this fully furnished five-room, two-bathroom home offers comfort and versatility. Featuring four rooms in the main dwelling and a seperate air-conditioned, fully insulated room with the second bathroom out the back, offering dual living potential. Plus a huge, fully powered shed, beautiful timber deck and sparling inground pool. Boasting a modern and stylish kitchen with gas cooking facilities, ample cupboard space and a dishwasher, along with an open-plan lounge and dining area. The bedrooms are spacious in size and equipped with built-in robes, split system AC's and ceiling fans, ensuring comfort. Outside, you'll find a meticulously maintained backyard paradise, with a sparkling in-ground pool and undercover entertainment area, allowing plenty of options to relax and unwind after a hard days work. And to top it off, there's plenty of secure undercover parking with a double bay shed with excellent side access and a carport out the front. This one really does have it all! - A fabulous lifestyle is yours for the taking that you'll have to be lighting fast to secure! Call Annemarie now on 0408 754 480 to arrange your inspection or video walkthrough.**PROPERTY FEATURES INCLUDE:-** 5 x spacious rooms with AC'S, fans & built-ins - Modern kitchen with gas cooking & dishwasher- Beautiful open-plan tiled lounge & dining area- 2 x modern bathrooms one in back & main- Beautifully maintained green lawns & gardens - 2x secure undercover parking spaces & carport - Sparkling & inviting inground pool with shade- Comes beautifully fully furnished throughout - Timber deck & outside entertainment area - Double bay shed with power & side access - Fully colorbond fenced 800sqm flat block