

**46 ARCHER DRIVE, Moranbah, Qld 4744**

**MORANBAH REAL ESTATE**

**Sold House**

Tuesday, 19 September 2023

46 ARCHER DRIVE, Moranbah, Qld 4744

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 801 m2**

**Type: House**

**\$305,000**

Just a short stroll to the gym and sporting fields is this remarkable lowset home offering easy living with all the modern flair of a brand new home. Fully renovated with exquisite taste and style, and with nothing left to do, this low maintenance home is sure to impress. RENT APPRAISAL: \$650 PER WEEK = 10.6% RETURN FEATURES YOU WILL LOVE:- Slab home; no carrying groceries up stairs - Fully air-conditioned with fans throughout - Spacious tiled living areas - Sensational kitchen with breakfast bar, large pantry, modern appliances, dishwasher and tiled splashbacks - 4 x Bedrooms + built in wardrobes - Stunning bathroom with floor-to-ceiling tiles and his-and-hers vanity- Internal laundry - Excellent side access to the fully fenced large backyard - Shed plus additional lockable storage room - Undercover carport - Short walk to gym and sporting fields - Rental appraisal \$650 per week (10.6% RETURN) = POSITIVELY GEARED RETURNS!