

**53 LEICHHARDT DRIVE, Moranbah, Qld 4744**

**MORANBAH REAL ESTATE**

**House For Sale**

Wednesday, 29 November 2023

53 LEICHHARDT DRIVE, Moranbah, Qld 4744

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 805 m2**

**Type: House**



Marie Dowie  
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## **SECURE LEASE APPROX 11% RETURN \$279,000**

This home hits the trifecta: A large block with potential for future development, an unbeatable location (only minutes walk to the Moranbah Golf Club), and a secure lease with close to 11% returns for the savvy investor. Oh – and it ALSO has a large powered shed! Rented at \$550 per week on a secure lease, this property offers value for money and presents second to none for those looking to secure a long term investment. SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:-  
• Open plan living  
• Modern kitchen with very generous bench space and ample cabinetry  
• Air-conditioned with split system air-conditioning to the dining/living/kitchen  
• Separate bathroom and toilet  
• Huge undercover entertainment area which opens up to the large fenced backyard  
• Plenty of secure car accommodation with double undercover carport PLUS THE ULTIMATE MANCAVE  
• Large powered shed PLUS additional lockable garden shed on concrete slab  
• Rented at \$550 per week until 15/8/24 (thereafter rent will be expected to increase to \$580+ per week) = APPROX. 11% RETURNS