

# 7 Bligh Court, Moranbah, Qld 4744

## House For Sale

Friday, 3 November 2023



7 Bligh Court, Moranbah, Qld 4744

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1025 m2

Type: House



Annemarie Haywood  
0408754480

## OFFERS OVER TO \$608,000

Open to offers - must sell. Relaxed living and entertaining is always a pleasure in this immaculately presented double story home, featuring unobstructed and serene views of natural bush-lands from every angle, in one of the most private and exclusive residences in Moranbah. Offering a stylish, modern design and a perfect inspiration for luxury living, this home showcases a masterfully created layout to maximize space and functionality. With expansive living areas, a spacious open plan kitchen, separate media room as well as over sized bedrooms, two bathrooms and a massive 12m x 7m shed! there's plenty of room to encourage family harmony here. Rental yield of 10% - great investment. Entering the home you'll be impressed by the natural airiness and light cascading throughout, neutral tones and creamy white tiled floors with modern lighting further adding to the sleek and contemporary design. Another lounge room adds an additional retreat providing great options to spread out and relax, while full ducted air-conditioning provides year round comfort. The kitchen is bright and modern and has all the conveniences you need with a walk-in-pantry, quality appliances including dishwasher, built in wall oven, stone bench tops, an abundance of cabinetry and drawer space with striking black splash-back and an island bench/breakfast bar. Moving upstairs and you are greeted with four generously sized carpeted bedrooms, two with built-in wardrobes and two with walk in wardrobes, all completed with ceiling fans. The king sized master bedroom walks out onto its own private balcony and is also equipped with a large walk in wardrobe and luxury en-suite with double vanity and walk in shower. The family bathroom is equally luxurious with huge mirrored double vanity, bathtub and separate walk in shower. For added convenience, downstairs you will also find an additional powder room with toilet. The covered patio area seamlessly extends the entertainment options outside, ideal for barbecues and relaxing with a refreshing drink, this superb alfresco area leads to the home's huge 1025m<sup>2</sup> fully fenced, low maintenance yard that backs onto serene bush lands. And for that much sought after parking and storage space there is a huge 12m x 7m shed with excellent side access and a double automatic lock up garage with extra parking out the front. Plenty of space for all the toys and cars! This beautiful home is the perfect combination of high quality and stylish living and ticks so many boxes! An inspection is a must! Call Annemarie today on 0408 754 480 to arrange your private inspection or personalized video walk-through. Annemarie Haywood has been awarded the top Sales Agent in Moranbah by Rate My Agent for 2021 and 2022. For the right professional advice and an honest up-front approach, call today to discuss all your property or investment needs. PROPERTY FEATURES INCLUDE:- 4 bedrooms 2 with built-ins, 2 with walk in robes- Large master bedroom with en-suite and walk in robe- Master walks out onto private balcony- 2 modern bathrooms, main with shower and separate bathtub- Ducted air-conditioning and ceiling fans throughout- 3rd downstairs powder room with toilet- Second living space or rumpus room - Open plan kitchen, living and dining area- Walk in linen cupboard and added shelving for storage- Sleek and contemporary design and finishes- Double automatic lock up garage- Huge 1025m<sup>2</sup> fully fenced low maintenance yard- Massive 12m x 7m shed with side access - Scenic and serene natural bush-land views- Covered outdoor entertainment area