

**9 CLEMENTS STREET, Moranbah, Qld 4744**



**Sold House**

Tuesday, 26 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1014 m2**

**Type: House**

**\$427,500**

This one has the lot and presents UNBEATABLE VALUE! The epitome of a family home... This beautiful property is one in which you can create memories in for many years to come, without the worry of ever outgrowing it. Offering so much space – both inside and outside – it sits proudly on over a quarter of an acre of land and is within short walking distance to both the high school and primary school. Make YOUR home the one in which EVERYONE wants to be at... Afternoons can be spent swimming and splashing in the inground pool with friends after school all through summer - and enjoying family BBQ's and campfires in the paved BBQ area in the cooler months. There is plenty of room to spread out on both levels of the home – and downstairs offers the perfect teenager's retreat with a second bathroom! There is also an abundance of secure storage for your caravan, boat, trailer and cars in the large powered shed with lean-to, and undercover double carport. Solar panels will save you so much on ever-increasing electricity bills – leaving you with more \$\$'s to spend on what really matters... FEATURES YOU WILL LOVE INCLUDE:- 3 x Bedrooms upstairs + teenager's retreat downstairs - Modern kitchen with ample cabinetry, large pot drawers, dishwasher and tiled splashbacks- Open plan living and dining areas with split-system air-conditioning - Near-new carpets- Freshly painted- Renovated bathroom- Downstairs has a second bathroom and toilet and offers the perfect teenager's retreat with an air-conditioned room- Sparkling inground saltwater pool- 1014sqm yard (over a quarter of an acre)- Excellent side access to the large powered colourbond shed, insulated with fans to keep you cool in the workshop- Additional garden shed on concrete slab as well- Securely fenced- Mature landscaped gardens - Irrigation system - Solar panels to cut down on ever-increasing electricity bills This list goes on... come and inspect ASAP because this home really does have it all.