

16 Anderson Court, Moranbah, Qld 4744

MORANBAH REAL ESTATE

Duplex/Semi-detached For Sale

Sunday, 23 June 2024

16 Anderson Court, Moranbah, Qld 4744

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 906 m2

Type:

Duplex/Semi-detached



Sasha Kelly
0749415998



John Wood
0749415998

\$370,000 per unit

INVESTOR OPPORTUNITY- RARE TO MARKET DUPLEX WITH GREAT RENTAL RETURNS! ADD TO YOUR INVESTMENT PORTFOLIO, CURRENTLY TENANTED ON LONG TERM LEASES! Jump in quick before this amazing opportunity is snapped up by a savvy investor! This duplex is available to purchase either by individual unit or together as an attractive rental return package deal! Modern duplexes are rare to the Moranbah market as they are always in high demand. The prospect of two rental properties in one with consistent and reliable rental returns whilst operating as a low maintenance investment. A good-sized block in a great area of town, this duplex offers a large driveway for easy access to undercover parking and a single lockup garage with roller door access for each unit. An open plan large lounge, dining and kitchen area that flows through to a private outdoor entertainment area with lockable storage shed. Each unit boasts 3 bedrooms, all with built-in wardrobes and the main bedroom with an ensuite. The main bathroom provides a separate shower and bathtub for convenience, whilst the kitchen has a large island bench allowing room for all and has been designed with space and storage in mind. Each property is currently rented at \$3033.33 per month per unit on 12 month leases, ending early 2025. These duplex's are now available for purchase, if you wish to secure this amazing opportunity call Sasha on 0456 030 409 or John on 0418 708 628 to book in a viewing. **EACH UNIT INCLUDES -- 3 x bedrooms with built-in wardrobes, fans and air-conditioning- Master bedroom with ensuite - Modern bathroom and kitchen- Spacious, open plan living with 2.7 meter ceilings - Full colourbond fenced courtyard and entertainment area- Single lockup garage with internal access - Great driveway access and car parking**