

A & B/11 MACARTHUR STREET, Moranbah, Qld 4744

Duplex/Semi-detached For Sale

Sunday, 23 June 2024

A & B/11 MACARTHUR STREET, Moranbah, Qld 4744

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 809 m2

Type:
Duplex/Semi-detached



Marie Dowie

\$589,000

The wonderful tenants that occupy these properties have recently signed new leases – and you will love these spacious modern units as much as they do! A point of difference to anything else on today's market will ensure that this property is always going to be a fantastic rental for an investor. Not just your average duplex - one side features 3 large bedrooms and 2 bathrooms (ensuite to master bedroom) and the other side has 2 large bedrooms and 1 bathroom. Both have large fenced yards and they are located only MINUTES walk to the shopping centre, golf course and town centre! The icing on the cake – there's ABSOLUTELY NO BODY CORPORATES! UNIT 1 IS LEASED AT \$600 PER WEEK UNIT 2 IS LEASED AT \$550 PER WEEK = \$1,150 PER WEEK (NEARLY \$60,000 PER YEAR IN RENT WITH A LARGE INCREASE EXPECTED!!!) Similar properties are now renting for in excess of \$1400 PER WEEK Act quickly to invest in your future – because when the rents go up, the sale prices go up! SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE: (UNIT 1):- 3 x Large bedrooms (all with mirrored built-in wardrobes)- Ensuite to the master bedroom- Modern kitchen with quality appliances and breakfast bar opens up to the lounge area- Open plan tiled living/dining spaces- Main bathroom has a separate shower and bathtub- Internal laundry with quality cabinetry- Excellent storage throughout- Fully air-conditioned with fans throughout- Low maintenance, easy care- Good floor coverings throughout- Large backyard, perfect for children and pets- No back neighbours (council land at the back)- Undercover patio area- Secure undercover car accommodation- Walking distance to town amenities – Shopping Centre, Primary School, Golf Course, restaurants, pubs, the pool and Town Square- Rented at \$600 per week with rent expected to increase to \$730 per week! - NO BODY CORPORATE FEES (UNIT 2):- 2 x Large bedrooms (with mirrored built-in wardrobes)- Modern kitchen with quality appliances and breakfast bar opens up to the lounge area- Open plan tiled living/dining spaces- Main bathroom has a separate shower and bathtub- Internal laundry with quality cabinetry- Excellent storage throughout- Fully air-conditioned with fans throughout- Low maintenance, easy care- Good floor coverings throughout- Large backyard, perfect for children and pets- No back neighbours (council land at the back)- Lockable garden shed- Undercover patio area- Secure undercover car accommodation- Walking distance to town amenities – Shopping Centre, Primary School, Golf Course, restaurants, pubs, the pool and Town Square- Rented at \$550 per week with rent expected to increase to \$680 per week! - NO BODY CORPORATE FEES Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/Messenger Contact Marie Dowie on 0413811621 for a viewing in person or via video (Sales Agent Of The Year For MORANBAH #1 Agent Moranbah #4 Agent Queensland #11 Agent Australia Recognised as being in the top 5% of leading Agents in Australia for exceptional service and results. "Honesty and integrity matter" Disclaimer: Infinity Property Specialists have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.