

**11 Watkins St, Moranbah, QLD, 4744**

**House For Sale**

Tuesday, 17 September 2024

11 Watkins St, Moranbah, QLD, 4744

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Marie Dowie  
0413811621

## **APPROX. 23% YIELD... IS THIS AUSTRALIA'S BEST INVESTMENT?**

Hands down, the most lucrative investment in Moranbah – quite possibly Australia! – this beautiful property returns in excess of \$120,000 per year (yes you read right – and that's a return of around 23% per annum!!!)

Rented via an air-b-and-b style operation, the current owner of this property has a very loyal and constant clientele that rely on this property for their employee and executive accommodation year-round.

Fully furnished with top-of-the-range furniture, bedding, whitegoods, electrical and absolutely everything one needs to just walk in and live happily, there has been absolutely no expense spared to ensure residents have the best and most comfortable stay possible, hence why the occupancy rate is always at maximum.

This property consists of:

### **THE MAIN HOUSE...**

- 4 x Bedrooms
- Open plan living and dining
- New kitchen with high-gloss cabinetry, large pantry, dishwasher and quality appliances
- A combination of striking polished timber floors and new floor coverings
- Split-system air-conditioning throughout
- Stylish bathroom and separate toilet
- Luxury window furnishings
- Internal laundry
- Huge undercover timber deck at the rear + undercover patio area at the front

### **THE STUDIO...**

- Located just a few meters from the main house
- 1 x Large bedroom
- 1 x New bathroom
- A second sink for convenience

### **THE BACKYARD...**

- Fully landscaped
- Beautifully manicured – it looks as though it's straight out of a "Better Homes And Gardens" magazine

### **THE FURNITURE...**

- Top of the range new furniture
- Everything from soft furnishings, bedding, linen, whitegoods, electrical, cutlery, crockery, ornaments and décor – all styled specially for this property to ensure the residents have the most enjoyable and comfortable stay possible. No expense has been spared.
- Styled as though it has also come straight out of a "Better Homes And Gardens" magazine

### **THE RENT...**

- The owner has a loyal and repetitive clientele that depend on this property to accommodate employees and executives
- The property is booked year-round with minimal to no vacancy, bringing in over \$120,000 per year (similar to an Air-B-And-B style setup)
- The owner does not live locally - she has a dependable and reliable cleaner that services the property upon each check-out
- Statements can be obtained upon request to confirm the rental income

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 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2017, 2019, 2021, 2023, 2024)

#1 Agent Moranbah

#4 Agent Queensland

#11 Agent Australia

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"Honesty and integrity matter"

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