

**25 Moura Cres, Barney Point, QLD, 4680**



**House For Sale**

Tuesday, 3 September 2024

25 Moura Cres, Barney Point, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Renovate and Rejuvenate!**

Welcome to 25 Moura Crescent, Barney Point. This property is fresh to the market and ready for its new owners! Situated on a 607m<sup>2</sup> allotment with a 9 x 5 Powered Shed. This property is going to suit a first home buyer wanting to break into the market or a savvy investor wanting to build on their portfolio.

This property offers a comfortable layout with polished timber floors, air conditioning and a generous sized kitchen to suit a growing family.

With three spacious bedrooms, it has a functional bathroom which features a shower over bath and a separate toilet to suit.

Externally is where this property shines, with a flat fully fenced block, side access on both sides of the property and has a 9 x 5 shed powered shed!

25 Moura Crescent is vacant and ready for its new owners!

Rental Appraisal \$450-\$470 per week.

Last rental increase- 15/02/2024 @ \$410 per week.

Council Rates- \$3,500 per annum.

\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.