

# 4 Barraclough Crescent, Moranbah, QLD, 4744

## House For Sale

Thursday, 10 October 2024

4 Barraclough Crescent, Moranbah, QLD, 4744

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Marie Dowie  
0413811621

## MODERN KITCHEN, SPACIOUS 3 BEDROOM HOME, DOUBLE BAY POWERED SHED...

Are you ready to own your first home or add a positively-geared rental property to your portfolio at an entry level price? This charming home with all the additional features it offers is the perfect place to start your journey!

Offering great potential for rental income of \$620 per week (over 10% return), as well as appreciation, this lucrative property ticks all the boxes and is ideal for those that prioritise bang-for-buck.

SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:

- 3 x Generously sized bedrooms
- Very spacious living and dining areas – both of which have sliding glass doors leading out to the undercover back verandah
- Modern kitchen with ample storage and bench space, stylish cabinetry, large pantry AND dishwasher
- Lovely timber floors
- Excellent built-in storage
- Traditional fireplace
- Air-conditioned with fans
- 2 x Lockable garden sheds
- Large powered colourbond shed with 3 x roller door access, fans, lights and ample power points
- Fenced backyard
- Only minutes walk to the East Primary School and High School
- Owners have relocated – this property is ready for someone to move into or rent straight away! RENTAL APPRAISAL \$620 PER WEEK = OVER 10% RETURN!

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  
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Recognised as being in the top 5% of leading Agents in Australia for exceptional service and results.  
"Honesty and integrity matter"

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