

**53 Archer Drive, Moranbah, QLD, 4744**

**House For Sale**

Thursday, 24 October 2024

53 Archer Drive, Moranbah, QLD, 4744

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Marie Dowie  
0413811621

## RENOVATE AND REAP THE REWARDS!!! FLIP AND FORGET OR MOVE IN AND CAPITALISE!

ATTENTION ALL RENOVATORS, FIRST HOME BUYERS AND THOSE THAT LIKE TO CAPITALISE!

If you're someone that likes to benefit from a bit of work, this home is perfect for you...

Move in straight away and do up as you can to your own style; or renovate and flip – this home is not only larger-than-the-average 3 bedroom property inside – it also has an incredible LARGE POWERED SHED with an awning!

SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:

- 3 x Spacious bedrooms
- Split-system air-conditioners throughout (no window-rattlers!)
- Large living and dining areas
- Original but fully functional kitchen – ready for you to turn into something extraordinary!
- Internal laundry off the kitchen (google “European laundry/Butler’s pantry” to see what you can easily turn this into to create maximum value!
- Fully functional bathroom with shower over bath and separate toilet
- Easy access to the backyard
- Undercover carport
- Large yard – fully fenced to the rear
- 3 x Bay fully powered colourbond shed with additional awning attached
- Located a short walk to the gym, sporting fields, shops, hospital and Town Square
- Owners have relocated and this fantastic opportunity is ready for you to move into NOW

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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"Honesty and integrity matter"

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