

# 9 Rosella Court, Moranbah, Qld 4744

## House For Sale

Tuesday, 25 June 2024



9 Rosella Court, Moranbah, Qld 4744

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 640 m2**

**Type: House**



Annemarie Haywood  
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**\$568,000**

Experience an extraordinary opportunity presented by this four-bedroom, 2 bathroom residence featuring a double lock-up garage and expansive entertainment area—a dream for investors and families alike. This property offers a compelling investment opportunity, showcasing an impressive yield of approximately 10%. Step into a world of seamless sophistication within this well-appointed layout, embodying generous and contemporary living at its pinnacle. Each of the four spacious bedrooms boasts ceiling fans and air conditioning, with the main bedroom offering a walk-in robe and the other bedrooms featuring built-in robes. The air-conditioned lounge harmoniously blends with the open-plan dining area and kitchen, providing abundant storage space and a convenient study nook for enhanced practicality. Outside, indulge in the serenity of the expansive garden, entertainment area and fire pit, ideal for hosting gatherings and relishing outdoor barbecues. Further enchanting features include ample storage and parking options, highlighted by a double lock-up garage. This remarkable opportunity beckons both homebuyers and investors, offering unparalleled prospects for a fulfilling lifestyle and financial growth. Seize this exceptional chance! Contact Annemarie at 0408 754 480 to schedule your private viewing or personalized video walk-through.

**PROPERTY HIGHLIGHTS:-** 4 bedrooms with air-conditioning & built-ins- Main bathroom with ensuite and built-in robe- Spacious open plan lounge & dining area- Well-equipped kitchen with dishwasher, stove top & oven- Air-conditioning & ceiling fans throughout the home- Private outdoor entertainment area- Lush green lawns- Double lock-up garage & ample concrete driveway for additional parking- Fully fenced backyard- Fire pit in the backyard