

12 WIDT STREET, MOURA, QLD, 4718



**SOLD**

## INVESTMENT OPPORTUNITY WITH A 12.3% RENTAL RETURN

Looking to make a smart investment or break into the real estate market? Then look no further!

This property offers an impressive rental return of 12.3%, making it an ideal choice for both investors and first-home buyers.

Don't miss out on this golden opportunity to own a piece of real estate with great potential!

FEATURES INCLUDE BUT AREN'T LIMITED TO:

### THE HOUSE:

- Immaculate timber floors throughout, providing a touch of elegance and easy maintenance.
- All 3 bedrooms are equipped with fans, air conditioning, and stunning timber floors.
- Stay cosy all year round with fully integrated air conditioning throughout the home.
- The tidy bathroom includes an exhaust fan.
- A well-designed kitchen with ample cupboard space overlooks the inviting dining area.
- The lounge area offers an open and spacious living environment, with the added convenience of no carpet to worry about.
- Enjoy outdoor entertaining with a fantastic undercover area spanning the entire length of the house, as well as a charming small deck at the front.
- Extra storage space is available with a double-door linen cupboard in the hallway and an upstairs internal laundry, which provides room for additional cupboards or a fridge/freezer.

### THE YARD:

- The fully fenced yard provides privacy and security for you and your loved ones.
- Keep your gardening tools and equipment organized in the convenient garden shed.
- With a generous 883 m2 block, maintaining the yard is a breeze, offering a perfect balance of space and simplicity.

This property truly has it all - a solid investment opportunity with a rental appraisal of \$380-\$400/week, giving you peace of mind and a healthy return on your investment.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$163,000

**OPEN FOR INSPECTION:**  
N/A



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