17 MCDOWELL STREET, MOURA, QLD, 4718









SOLD

INVESTORS...THIS IS ONE YOU MUST LOOK AT!

Gross Rental Return of 9.07%

Positioned in a nice quiet street and within walking distance to the hospital and schools, why rent when you can buy for less?

This property has tenants in place paying $330/week who are happy to stay for the Investor, it will be available for vacant possession for the owner occupier.

With rental demand high and unoccupied properties low, this is a perfect property to add to your portfolio.

FEATURES INCLUDE BUT AREN'T LIMITED TO:

THE HOUSE:
- Three bedrooms with air-conditioning fans and built-in robe to main
- Polished Timber floors throughout
- Brand New Split System Air-Conditioning and Fireplace to living areas
- Open plan living, dining area
- Bathroom has a shower over corner spa
- Functional kitchen with good storage and overlooking the backyard and new rangehood

THE YARD:
- Double garden shed for storage
- Paved area to the right rear of the property
- Plenty of shade
- Fresh bark to the gardens
- Extra brick room detached for storage or outdoor office
- Double carport for 2 x cars
- Side access to the rear yard
- Fully fenced on a 708m2 allotment

ABOUT MOURA:
Named the 'Heart of the Dawson Valley', this thriving community is known for its coal mining, cotton processing, cattle production, wheat and sorghum growing and chemical manufacture.

3 BED | 1 BATH | 2 CAR

PRICE:
$190,000

OPEN FOR INSPECTION:
N/A



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