36 KING STREET, MOURA, QLD, 4718









SOLD

11.55% GROSS RENTAL RETURN

If you're looking at an investment property in a booming town with a great rental return, this is a property to consider, with a rental appraisal of $400/week that's a cash flow positive property.

For those looking for a spacious home with a different floorplan from the rest, this property is available for vacant possession for the owner occupier.

FEATURES INCLUDE BUT AREN'T LIMITED TO:
THE HOUSE:
• Three bedrooms all with air-conditioning, fans and robes
• Spacious floorplan with two separate areas, great for the larger families
• Split system air-conditioning to living areas for all-round comfort
• Refurbished generous kitchen with dishwasher and plenty of cupboard and bench space
• Separate shower room to the bath, toilet and vanity (technically 2 bathrooms)

THE YARD:
• Huge undercover entertainment area
• 2nd toilet downstairs
• Recently trimmed tropical gardens
• Covered car accommodation for 2 cars
• Covered shed at the rear of the property for extra storage
• Fully fenced on an 809m2 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. This mixture of activities has ensured that, unlike most coal mining centres in Queensland, the town has not developed as a typical company town for miners.

It's situated approximately 48klms north of Theodore, 56klms south of Baralaba, 65klms west of Biloela on the Dawson Highway,186klms west of the Port City of Gladstone, and 171klms southwest of Rockhampton.
With three coal Mines close by Dawson South, Dawson Central and Baralaba North Mine, employment opportunities are endless, quite often there are positions for trainee operators.

3 BED | 1 BATH | 2 CAR

PRICE:
$187,500

OPEN FOR INSPECTION:
N/A



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