



SOLD

INVEST OR NEST – 10.04% RENTAL RETURN

This is one of those properties that's priced to be a great return on your investment for the astute investor or OWN FOR LESS THAN THE COST of renting for the owner occupier.

Or for the Investor, this property has a rental appraisal of \$270 - \$300/week which equates to a massive 10.04% gross return on investment.

Features include but aren't limited to:

- Three bedrooms
- Shower/bath and separate toilet
- Breezair and air-conditioning throughout
- Decent size kitchen with plenty of bench space
- Separate dining off kitchen
- Open spacious lounge
- Covered single-car accommodation
- Spacious shed with panel lift door in the back yard for extra storage
- Trees in the yard have recently been trimmed
- Plenty of room to add a deck
- Fully fenced on a large level 784m2 allotment
- 100mtrs to the Bowls Club and Tennis Courts
- 250mtrs to the Town Swimming Pool
- A short walk to the Primary and High Schools

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 | 1 CAR

PRICE:
\$150,001

OPEN FOR INSPECTION:
N/A



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