2 HAMILTON STREET, MOURA, QLD, 4718









SOLD

CASH FLOW POSITIVE WITH THE POTENTIAL OF 11.55% RENTAL RETURN

Act quickly as this one won't last long.

This property has a tenant in place due to expire on the 11th October 2022, however, it can achieve up to $300/week. This property can be available for vacant possession for the owner occupier if required.

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:
- Two bedrooms with air-conditioning
- Near new split system air-conditioner to the living area
- Open plan living, dining and kitchen
- Functional bathroom with vanity and shower over the bath
- Spacious kitchen with near new electric oven and cooktop and generous pantry
- Security screen doors to front and back doors
- Cladded exterior so no painting to worry about

THE YARD:
- Covered and insulated entertainment area at the rear of the property
- 2 bay open car shed for 2 vehicles
- Side access to the rear yard
- Fully fenced on a 784m2 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.

2 BED | 1 BATH | 2 CAR

PRICE:
$140,000

OPEN FOR INSPECTION:
N/A



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