



SOLD

**ANOTHER PROPERTY SOLD BY MEL MORRIS
@REALTY**

Investors this has a 10.4% gross rental return!
NEAT AND TIDY HOME WITH 2 BAY POWERED SHED.

If you're after a spacious property with no work needed on the inside, and a 2-bay shed out the back for all your storage requirements, this is the property for you.

For the Investor, this property would easily achieve \$400/week - \$420/week making that a 10.4% gross return on investment.

Fully air-conditioned, neat and tidy, no new kitchens or bathrooms required and a shed, everything a tenant is looking for!

**FEATURES INCLUDE BUT AREN'T LIMITED TO:
THE HOUSE:**

- 3 bedrooms all with fans and split system air-conditioning
- Tiled living areas with neutral colour scheme
- Hallway entrance to two bedrooms for privacy
- Timber blinds throughout
- Spacious lounge/dining area
- Split System reverse cycle air-conditioning to the living area
- Tidy kitchen with gas cooktop and L shape design opening to the dining area
- Internal laundry with storage cupboard

THE YARD:

- Powered 2-bay shed with personal access door
- Extra stoned storage area for trailer/caravan beside the shed
- Plenty of room in the backyard with a small timber retaining wall
- Gardens with edging to 3 sides of the backyard
- Single covered car accommodation

ABOUT MOURA:

3 BED | 1 BATH | 1 CAR

PRICE:
\$200,500

OPEN FOR INSPECTION:
N/A



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