15 HAMILTON STREET, MOURA, QLD, 4718









SOLD

ANOTHER PROPERTY SOLD BY MEL MORRIS @REALTY

If space is what you're looking for then look no further!
If you have a limited budget, then look no further!
If location is important, then look no further!
If a shed is necessary, then look no further!
Investors, if you're looking for a property with a great return, then look no further!
This property has a rental appraisal of $380 - $400/week making that an 11.24% gross rental return.

FEATURES INCLUDE BUT AREN'T LIMITED TO:
THE HOUSE:
• Open plan lounge, dining & kitchen
• 3 extra-large bedrooms with built-in cupboards, air-conditioning and fans
• Spacious kitchen with corner pantry, tupperware/pot drawers, wall oven and electric cooktop, plenty of bench space, cupboards, and dishwasher
• Shower screen over bath, modern vanity, and separate toilet
• Floor-to-ceiling linen cupboards in the hallway
• Downstairs laundry
• Covered outdoor area
• Air-conditioning in the spacious open plan living area

THE SHED/YARD:
• 784m2 level block located within walking distance to medical facilities
• Powered shed with a concrete floor measuring approximately 13mtrs x 12mtrs
• Enclosed garage with roller door to accommodate one vehicle plus extra car parking available in the shed

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.

3 BED | 1 BATH | 3 CAR

PRICE:
$185,000

OPEN FOR INSPECTION:
N/A



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