# 9 HAMILTON STREET, MOURA, QLD, 4718









# SOLD

## ANOTHER PROPERTY SOLD BY MEL MORRIS @REALTY

Investors, if you're looking for a property with a great rental return, this is the one you need to look at!
This property has a rental appraisal of $420 - $430/week making that a 11.18% gross rental return.

For the owner-occupiers, looking for a large shed and want a mortgage repayment that's cheaper than rent, then add this property to your inspection list. Why rent when you can buy?

In preparation for sale, this property has had an external pressure clean, gutters cleaned, driveway pressure cleaned, shed floor pressure cleaned, all trees trimmed back so there is absolutely no yard maintenance required. The inside has also been bond cleaned. It's ready to move straight into.

FEATURES INCLUDE BUT AREN'T LIMITED TO:
THE HOUSE:
• 3 bedrooms (two with built-in cupboards, split system air-conditioning and fans)
• Tidy kitchen with electric oven, cooktop and rangehood and plenty of room for any size fridge/freezer
• Generous size bathroom with shower over bath, modern vanity and large storage cupboards
• Separate toilet
• Internal Laundry which is extra-long in length and has a double sink and double-door linen cupboards
• Air-conditioning in the open plan living area
• Brand new fly screens to the front and laundry security doors
• Brand new split system air-conditioner in the main bedroom
• Tiles to living areas and carpet to bedrooms

THE SHED/YARD:
• 3 x bay powered shed with concrete floor and ceiling fan
• Garden shed for extra storage
• Privacy to the front with well-established palm trees
• Ramp access through back laundry door (no steps)

## 3 BED | 1 BATH | 3 CAR

PRICE:
$203,000

OPEN FOR INSPECTION:
N/A



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