

# 18 Sedgman Street, Moranbah, QLD, 4744

## House For Sale

Wednesday, 20 November 2024

18 Sedgman Street, Moranbah, QLD, 4744

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Marie Dowie  
0413811621

## **\$700 PER WEEK RENT, FRESHLY PAINTED, HIGH CEILINGS, MODERN KITCHEN+++**

Striking high ceilings complimented by beautiful timber floors welcome you as soon as you enter this light-filled home – full of charm, it is sure to captivate you from the moment you arrive.

This property comes with a guaranteed rental return of \$700 per week... or choose to move in yourself and appreciate the hard work that has gone into making this house a home to enjoy.

### **SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:**

- 3 x Spacious bedrooms with robes and air-conditioning
- A very large living area with a huge split-system air-conditioner
- High ceilings and lots of natural light
- Freshly painted (inside and outside)
- Timber floors
- Modern kitchen with dishwasher and fantastic storage including a large pantry
- Separate toilet and bathroom with new floor coverings, modern corner vanity and more storage
- Internal laundry
- Undercover front patio area
- Lockable shed on concrete slab
- HUGE undercover entertaining area
- Fully fenced backyard
- Undercover carport with additional lockable storage/tool room
- Located just a very short walk to the East Primary School
- Rental agreement ready to be signed NOW at \$700 per week – or choose to move in and reap the rewards of this perfectly presented home
- Guaranteed returns of approximately 10.5% STRAIGHT AWAY WITH 3 MONTHS ADVANCE RENT PAID TO YOU AT SETTLEMENT (\$8,400 UP FRONT) Appealing to an investor or an owner-occupier!) – perhaps have the best of both Worlds!

Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/Messenger

Contact Marie Dowie on 0413811621 for a viewing in person or via video

(Sales Agent Of The Year For MORANBAH 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2017, 2019, 2021, 2023, 2024)

#1 Agent Moranbah

#4 Agent Queensland

#11 Agent Australia

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"Honesty and integrity matter"

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