

# 38 ROSELLA Court, Moranbah, Qld 4744

## Sold House

Tuesday, 7 January 2025

38 ROSELLA Court, Moranbah, Qld 4744

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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**\$510,000**

Representing the pinnacle of luxury yet low-maintenance living, this home is the perfect investment or opportunity for an owner-occupier. Already rented to a company at \$3,900 per month (\$900 per week), it is designed for both relaxation and entertainment and not only offers a prize location but also the many extras that one would expect in an executive home. Built in 2021, the owners of this property spared no expense in the high end fit-out which includes stone benchtops, a separate theatre room and 32 panels of solar (13.2KW) to ensure the ever-increasing electricity bills are kept to a minimum – a feature that appeals to any tenant or owner occupier. SOME OF THE MANY FEATURES YOU WILL LOVE INCLUDE:

- Positioned at the end of a quiet little cul-de-sac, under 10 minutes walk to Coles, restaurants and town centre
- Surrounded by modern homes and bushland
- Private entrance, neutral colour palette and earthy tones throughout
- 4 x Large bedrooms (A Queen/King size bed fits easily in each of them)
- Built-in wardrobes with mirrored doors
- Large master suite with luxury ensuite, his-and-hers basins, dual shower heads in the spacious shower, separate toilet (with its own door!) and huge walk-in-wardrobe
- Open plan living, dining and kitchen
- Separate dedicated theatre room (currently used as a 5th bedroom) – the perfect space for family gatherings and movie nights
- Quality window furnishings and security screens
- Spectacular kitchen with stone bench tops, a sprawling island bench, quality appliances AND a separate butler's pantry
- Split-system air-conditioning and fans throughout
- Main bathroom has a separate bath tub and shower
- Separate toilet and powder room- Internal laundry
- A HUGE amount of storage throughout!
- Double lock up garage with remote-controlled electric door
- Undercover outdoor entertainment area which overlooks the low-maintenance and fully fenced backyard – not too large and the perfect size for children and pets
- 13.2KW of Solar Panels to ensure no-to-low electricity bills
- Rented to a company at \$900 per week until 30/1/2025 (likely to stay on afterwards or an owner-occupier can move into)

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 Recognised as being in the top 5% of leading Agents in Australia for exceptional service and results. "Honesty and integrity matter" Disclaimer: Infinity Property Specialists have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.