

# 42 Grosvenor Drive, Moranbah, QLD, 4744

## House For Sale

Sunday, 3 November 2024

42 Grosvenor Drive, Moranbah, QLD, 4744

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Marie Dowie  
0413811621

## **STRONG RENTAL INCOME: LARGE MODERN HOME WITH EXCELLENT TENANTS: THE PERFECT INVESTMENT**

Unlock the potential of your financial future with this extraordinary investment property which truly offers exceptional value!

Don't miss this opportunity to invest in a modern home with all the extra features that one desires, providing immediate cash flow with excellent and reliable tenants already in place on a fixed term lease.

Experience the epitome of modern living as soon as you enter this spacious modern home – equipped with high ceilings, a gourmet kitchen with stone countertops, ample storage throughout, a media room and a large luxurious master suite.

The outdoor oasis is just as impressive – with manicured lawns, attractive low-maintenance gardens, a sprawling undercover outdoor entertainment area and a large 2 bay fully powered shed.

THIS PROPERTY HAS “THE LOT” and it's no wonder the tenants are very happy here. Current rent is \$3683.33 per month with a fixed term lease in place until 2/6/2025.

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

- 4 x Bedrooms (all with built-in-wardrobes)
- Ensuite to the master bedroom
- Spacious open plan dining, kitchen and living area
- Large media room
- Gourmet kitchen with stone benchtops, quality cabinetry and ample storage
- Split system air-conditioning
- Main bathroom has a separate shower and bath tub. Separate toilet
- High ceilings throughout
- Tinted glass to make the home cooler in summer
- Sliding doors open up from both the family room and the media room to the large outdoor entertainment area
- Double garage with electric door
- 2 x Bay powered shed
- Fire-pit area
- Manicured lawns and well maintained gardens
- The tenants LOVE this home and are respectful, reliable occupants who keep the property to a high standard. Rented at \$3683.33 per month until 2/6/25 on a fixed term lease with the potential to increase thereafter.
- 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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