

# 1, 2, 3 /4 BLIGH Court, Moranbah, Qld 4744

## Townhouse For Sale

Tuesday, 7 January 2025

1, 2, 3 /4 BLIGH Court, Moranbah, Qld 4744

Bedrooms: 9

Bathrooms: 6

Parkings: 6

Area: 1046 m2

Type: Townhouse



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**\$389,000**

Investors need not look any further... If you're seeking a SECURE, positively-g geared investment – this block of THREE SEPARATELY-TITLED properties are a "safe as houses". The one Government Agency has rented all three for years to excellent, professional occupants – who absolutely LOVE living here – hence why they renew the lease, year after year. These modern FREESTANDING units share NO common walls and feature all the bells-and-whistles that one would expect from a luxury townhouse in an area such as New-Farm or Toorak – with spacious bedrooms, Juliet balconies, ensuites and designer-inspired kitchens – each property has a large private backyard and their own lockable shed. EACH UNIT IS RENTED TO THE SAME GOVERNMENT AGENCY AT \$720 PER WEEK UNTIL 30/6/25 (\$3,127.02 PER MONTH). THE GOVERNMENT TENANTS (PROFESSIONALS) HAVE BEEN LIVING HERE FOR YEARS AND ABSOLUTELY LOVE THESE PROPERTIES. There are NO Body Corporate Fees! Each Townhouse is on a separate title – and therefore can be sold off individually or as a package. Some of the many features you will love include: - Stylish entrances- Large lounge areas leading out onto spacious undercover timber decks - Open plan kitchens with an abundance of storage as well as stainless steel appliances including under bench ovens, dishwashers, double sinks, and breakfast bars- Custom-built study nooks- Modern fans- Split-system air-conditioning throughout each property- Internal laundries- Internal stairs leading to 3 bedrooms upstairs- Master bedrooms each have an ensuite, walk-in-wardrobe and Juliet balcony- Mirrored built-in-wardrobes to all additional bedrooms- EACH townhouse has 2 bathrooms and 3 toilets- Quality window furnishings throughout- Ample natural light throughout - Undercover carport with designated undercover parking for 2 cars per townhouse- Garden sheds in each of the private and fully fenced backyards- Established low-maintenance gardens and well-maintained lawns- Located in a quiet cul-de-sac- NO COMMON WALLS! - NO BODY CORPORATE FEES!- Rented at \$3127.02 per month per townhouse = over \$112,000 per year in rent! - Tenants are excellent Government professionals who have been there for years! Please call me to arrange your inspection today - I am also happy to arrange a video inspection via FaceTime/WhatsApp/MessengerContact 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 AustraliaRecognised 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.