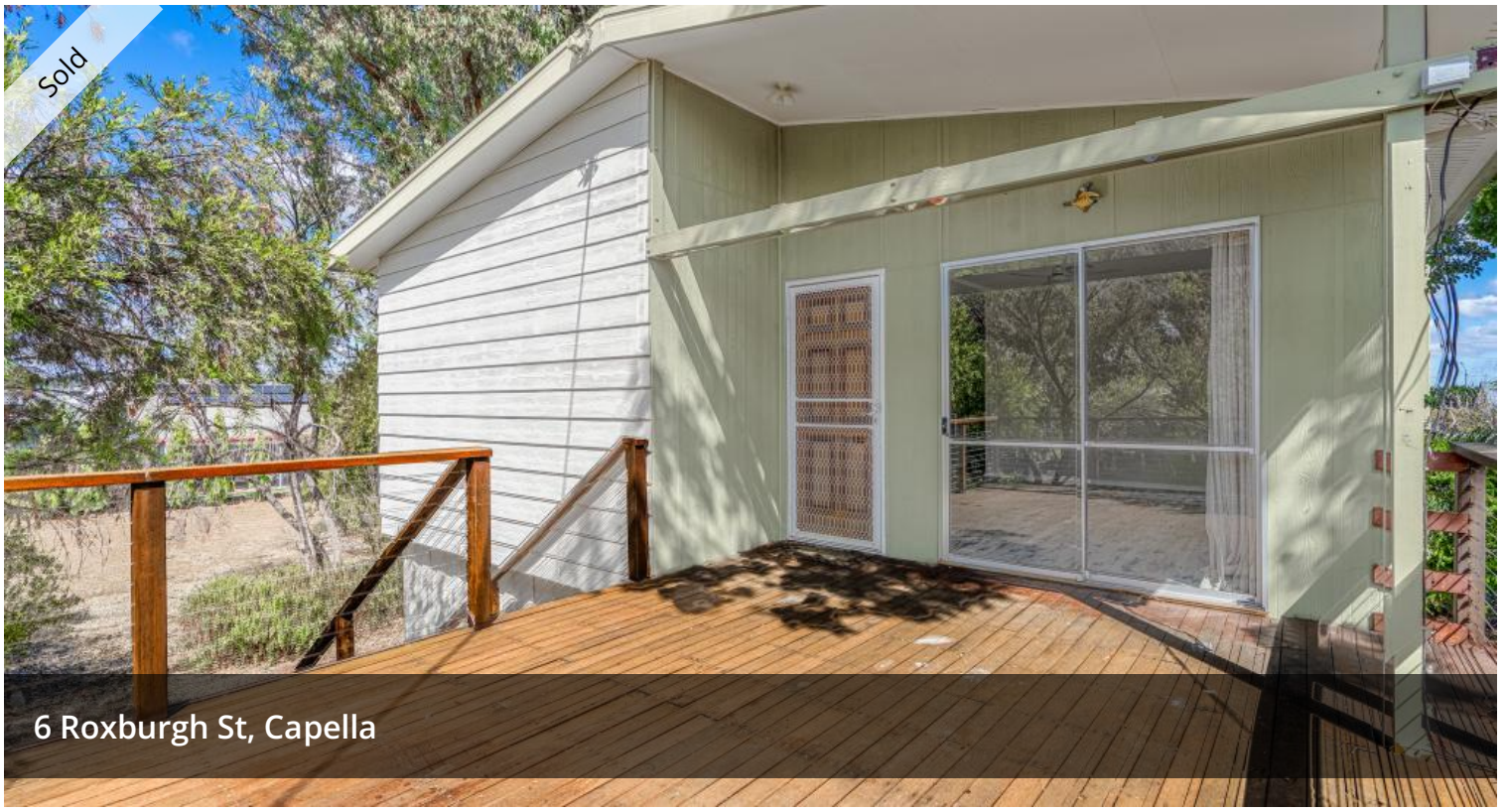








DUAL LIVING INVESTMENT OPPORTUNITY!

5 2 4 1,466m2

Situated in the beautiful quiet township of Capella, on a double 1466m2 allotment, with fully fenced yard and side access. 6 Roxburgh Street is ready for you to add to your rental portfolio, having a lease in place until 4th September 2025, at $450 per week.

Upstairs features:

-Timber look flooring

-Large front verandah perfect for entertaining

-Three spacious bedrooms with carpet, ceiling fans, and built-in wardrobes

-Master bedroom with air-conditioning

-Large lounge room with air-conditioning

- Modern kitchen with beautiful timber bench tops, electric stove, and oven.

-Large dining area

-Recently renovated bathroom

-Plenty of built-in storage

Downstairs features:

Full secure self-contained granny flat with separate access to the main

Price	SOLD for $390,000
Property Type	Residential
Property ID	10667
Land Area	1,466 m2

AGENT DETAILS

Indiana Voss - 0404 155 581

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

house

-One bedroom with walk-in robe

-Large study which can be used as a bedroom

-Bathroom and toilet

-Full size kitchen with electric stove and oven

-Open plan living/dining area with plenty of natural light and air-conditioning

-Covered outdoor entertainment area

Outside features:

-Large shed with awning

-Garden shed

-Carport

-Complete with beautiful established gardens

THE LOCATION:

Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Café, Pubs, Tennis Courts, Gym and Parklands.

For additional information or to arrange your inspection, please contact Selena Berry on 0448 880 040 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.