

Sold



11 Mt Macarthur Bvd, Capella



## NEST OR INVEST - CALLING ALL ASTUTE INVESTORS!

Looking for a neat and tidy home in a rural town with outstanding municipal amenities, central to and servicing the Bowen basin? Whether you're looking to invest or after a place to raise a family this property is worth an enquiry. With the features listed below this is a comfortable modern home that deserves your consideration. This well laid out and tastefully finished home has recently had fresh lick of paint throughout.

Property Features Include:

- Modern galley style kitchen with stainless appliances and dishwasher
- Natural open plan flow from the kitchen, dining, and lounge room
- Easy-care living with tiled living areas
- Four bedrooms with built-in robes and carpets in neutral tones
- Master bedroom with en-suite and large walk-in robe
- Carpeted media room
- Main Bathroom has separate shower recess & bathtub
- Air-conditioned and fans for year-round comfort

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**Price** SOLD for \$304,000  
**Property Type** Residential  
**Property ID** 10751  
**Land Area** 778 m<sup>2</sup>

### AGENT DETAILS

#### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



- Laundry boasts large built-in storage cupboards
- Generous 778m2 fenced allotment with off-street parking
- Double garage and room for caravan or boat
- Current rental appraisal of \$460 - \$500 per week

With rental properties being in such a high demand in the region, now is the time to add to your rental portfolio.

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.

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.

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