







NEST OR INVEST

Nestled in the heart of Capella, 11 Mt MacArthur Blvd offers an exceptional opportunity for families seeking a modern, comfortable home or investors eyeing lucrative rental and capital potential. This property caters to both aspirations, promising value and versatility in equal measure.

Key Features:

- **Seamless Open Plan Design:** Experience effortless flow between the kitchen, dining, and lounge areas, perfect for both relaxed living and entertaining.
- **Modern Kitchen:** Recently equipped with new appliances and a convenient dishwasher, simplifying meal preparation.
- **Tiled Living Spaces:** Designed for easy maintenance and durability, ideal for today's busy lifestyles.
- **Four Bedrooms:** Each boasting built-in robes and plush carpets in neutral tones, offering a blend of comfort and style.
- **Luxurious Master Suite & Walk-In Robe:** Enjoy the premium design of the ensuite bathroom and ample storage space in the walk-in robe for ultimate convenience.
- **Private Media Room:** Create cherished moments with cosy movie nights or simply retreat for some quiet relaxation.
- **Well-Appointed Main Bathroom:** Complete with a separate shower recess and bathtub, adding extra convenience to daily routines.
- **Year-Round Comfort:** Stay comfortable in all seasons with air-

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Price	SOLD for $304,000
Property Type	Residential
Property ID	10784

AGENT DETAILS

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

conditioning and ceiling fans throughout the home.

- **Functional Laundry:** Ample space for appliances with easy access to the clothesline, strategically positioned for optimal sun exposure.
- **Fully Fenced Allotment:** Spread across 778m2, offering ample space for outdoor enjoyment and providing security for the family pet.
- **Double Garage & Additional Parking:** Plenty of room for vehicles with the potential for side access and additional shed or garage.
- **Priced to Sell:** Recent renovations include new appliances, fresh paint throughout, and a full exterior house refresh, making this property a must-see.
- **Lucrative Rental Potential:** With a current rental appraisal of $460 - $500 per week (8-9% gross rental yield), capitalize on the region's growing demand for rental properties.

With the bustling economy of the Bowen Basin and increasing rental demand, seize the moment to secure your ideal home or strengthen your investment portfolio.

For further details or to arrange a viewing, please contact Selena Berry on 0448 880 040 or our friendly team at Blue Moon TK Property. We're committed to providing the professional support you need for your next property endeavour.

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