



**53 Lambert Dr, Moranbah**



This one is for the astute investor!

2 x 3 bedroom + 2 bathroom duplexes on one title, 715m2 block with 320m2 family friendly living both duplexes are tenanted with good tenants in place.

Unit 1/53 Lambert tenant paying \$2600pm till July 2024

Unit 2/53 Lambert tenant paying \$600pw till March 2025

Both duplexes features include;

With a full sized bathrooms + good size ensuites also generous size living areas these well appointed duplexes with tenants in place won't last long.

Each duplex has three bedrooms 2 with built in wardrobes all are air conditioned have ceiling fans carpeted floors.

The main bedroom has ensuite walk in robe air conditioning ceiling fan and carpeted floors

The generous size main living / dining area is fully tiled and opens onto the covered patio at the back.

 6  4  2  715 m2

<b>Price</b>	\$770,000
<b>Property Type</b>	Residential
<b>Property ID</b>	979
<b>Land Area</b>	715 m2
<b>Floor Area</b>	320 m2

#### Agent Details

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#### Office Details

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The easy care kitchen with ample cupboard and bench space, walk through to the laundry and single garage, kitchen has modern stainless steel appliances and large breakfast bar area

The main bathroom has a shower and full size bath just right for the family and Includes separate toilet.

The alfresco outdoor entertaining area has plenty of space for the BBQ and outdoor setting to relax and entertain.

To book your viewing or video call contact Vikki 0411 372 680 or Paige 0417 455 474

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