



**11 Sedgman St, Moranbah**



## Charming home walking distance to East School

SPACIOUS 3 BEDROOM HIGH-SET HOME PARTLY BUILT IN UNDERNEATH WALK TO THE EAST SCHOOL WITH A 2 BAY SHED!

11 Sedgman Street, MORANBAH - Tenanted in place currently lease expires 4th December paying \$460pw

Perfectly positioned with a short walk for the kids to the Moranbah East School, this family home situated on a 750m2 block is fenced and includes a 2bay powered shed.

From the private front verandah,, You enter the open plan living & dining area with polished timber floors throughout, that is cooled by split system air-conditioning

The kitchen is open plan with modern breakfast bar, includes ceiling fan and has ample cupboard & bench space kitchen boasts a large wine rack and includes modern appliances with stainless steel dishwasher.

Upstairs also features 3 good sized bedrooms all completed with built in wardrobes, 2 with ceiling fans and 2 x with air-conditioning.

The family size bathroom has modern floor tiles wall tiles that extend from floor to ceiling, includes a modern sink, no bath tub, toilet is separate to bathroom.

With garage roller door opens to space for 1 car downstairs, slats are semi built in you will find a large open entertaining area with ceiling fan also the laundry, the additional bathroom with shower, toilet and vanity.

 3  2  5  750 m2

**Price** SOLD for \$320,000  
**Property Type** Residential  
**Property ID** 383  
**Land Area** 750 m2

### Agent Details

Vikki Oldfield - 07 4941 8898

### Office Details

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The green and private backyard has ample space for the kids and pets to play large palms give that privacy screen, garden shed also at the rear.

Property includes that much sought-after storage space with the double bay shed concrete driveway to the shed with power at the front of the house an double carport to keep your vehicles cool

This beautiful property has loads of charm A fabulous opportunity for a first home buyer or investor! Don't miss out! Enquire today!

#### FEATURES -

- 3 generously sized bedroom
- Nice kitchen with loads of storage
- Split system air-conditioning and ceiling fans throughout
- Nicely renovated bathroom
- Separate toilet
- Huge double carport
- Fully fenced yard
- Double bay shed with power
- Garden shed
- Front balcony to catch

Contact Vikki 0411372680 or Paige 49418898 to book your viewing

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