



**44 Grosvenor Drive Moranbah QLD**

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A brick home in a desired part of town on a whopping 852sqm allotment is sure to impress investors and families.

Currently rented on a government lease, this low maintenance home comes with excellent long term tenants already in place (current lease expires 30th June), giving you a positive cash flow from the start. Featuring:

- Very spacious lounge/living area
- Lovely modern kitchen with an ample amount of cupboards and bench/preparation space, large pantry, electric cooktop and rangehood, under bench oven, tiled splashbacks and double sinks
- Sliding glass doors lead outside to the large backyard from the dining room

**Price** : \$329,000  
**Land Size** : 852 sqm  
**View** : <https://www.moranbahrealestate.net.au/sale/qld/central/moranbah/residential/house/7432522>



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