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That's all we know.







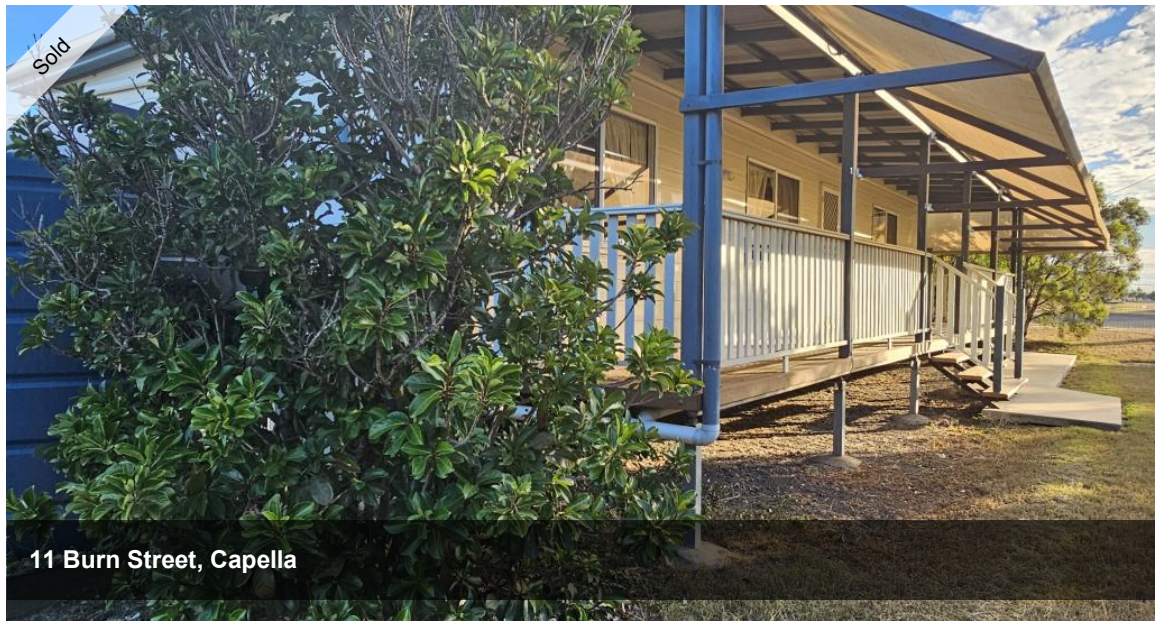












11 Burn Street, Capella



### CALLING ALL INVESTORS!

An affordable price to break into the housing market, downsize to or alternatively add to your investment portfolio. It would be perfect for investors, first home buyers, young couples, singles and retirees looking for a quiet lifestyle change.

With rental properties being in such a high demand in the region, you simply must consider the benefits of adding this one to your portfolio!

#### THE HOME:

Very neat and tidy prefab lowset kit family home in the lovely rural town of Capella, hardiplank exterior and sitting on adjustable steel stumps, all within a fully fenced 719 m2 allotment.

This thoughtfully designed floor plan incorporates all the features that truly makes a house a home

Whether you're preparing a gourmet meal or enjoying a casual breakfast, the kitchen becomes a central gathering point for both family and friends. The open plan layout connects the living area and kitchen, fostering a sense of togetherness and making entertaining a breeze. Imagine hosting gatherings where conversations flow effortlessly from the stylish living space to the heart of the home and out onto the lovely big timber Verandah.

#### Features include:

- Air-conditioning, ceiling fans and fly screens are fitted through-out the home
- 3 carpeted Bedrooms all with built-in wardrobes
- Spacious open plan Kitchen/Meals/Living area with timber look vinyl flooring
- Modern Kitchen with electric cooktop, range hood, under bench oven, pantry, storage cupboards for the crockery, pots and pans. There is also space enough for a double door fridge
- Separate laundry area with storage cupboard
- Good sized family Bathroom with separate Toilet
- Very private full length covered Verandah facing a neighbouring acreage property

3 1 1 719 m2

**Price** SOLD for \$239,000  
**Property Type** Residential  
**Property ID** 10646  
**Land Area** 719 m2

#### AGENT DETAILS

Rob McFarlane - 0438 792 968  
Selena Berry - 0448880040

#### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



-Lockable tool shed located in the carport area comes with tinted windows and lots of power points

-Good sized garden shed

-Single carport

-Gas hot water system

-Fully fenced 719 m2 allotment

-Rainwater tank

-Currently tenanted until the 3rd of January 2025 at \$420 per week

#### THE LOCATION:

Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Cafe, Pub, Tennis Courts, Gym and Parklands.

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.

Disclaimer: 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.

Property Code: 10646

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