







12 Bernborough Avenue, Moranbah

Exceptional Versatility —9 Bedrooms, Dual Living Potential & Outstanding Commercial Appeal

A rare opportunity offering space, flexibility and exceptional potential for corporate accommodation, business operations or extended family living.
Positioned in the heart of Moranbah, this substantial nine-bedroom property offers a unique combination of residential comfort and commercial practicality. With two distinct living areas, two kitchens, multiple offices or bedrooms, a large solar power system and a substantial shed, the property is ideally suited to companies seeking a practical accommodation or office solution, investors targeting the corporate rental market, or buyers requiring independent living arrangements under one roof.
The flexible floor plan allows the property to be utilised in several ways, whether as a large staff accommodation facility, a dedicated business headquarters, a combination of offices and accommodation, or two separate living zones.
Property Highlights

- 9 bedrooms across two levels, with flexibility to convert rooms into

9 2 4

FOR SALE
Offers from $549,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

private offices or consulting spaces.
- Two kitchens providing practical facilities for separate living arrangements.
- Two bathrooms.
- Multiple living areas, including lounges, dining area, rumpus and sunroom.
- Air conditioning and ceiling fans throughout various areas.
- Large 10 KW solar power system to help offset electricity costs.
- 6m x 8m shed with adjoining lean-to, ideal for storage, equipment or workshop use.
- Large carport providing covered parking for multiple vehicles.
- Dedicated laundry and extensive internal storage.
- Established office configurations, demonstrating the property's potential for professional business use.

Ideal for Corporate Buyers and Investors

For mining companies, contractors, service providers and businesses operating in the Bowen Basin, this property presents an opportunity to consolidate accommodation and administration requirements at one address.

The nine-bedroom configuration provides substantial staff accommodation capacity, while the separate living areas and kitchens offer the flexibility to accommodate different teams, management personnel or shift arrangements.

Alternatively, the existing layout lends itself to professional offices, training facilities, administration headquarters or a combination of business operations and staff accommodation, subject to the necessary council approvals.

Two Living Areas —One Exceptional Opportunity

The property's configuration also creates possibilities for extended families, multigenerational households or buyers seeking greater separation and privacy.

With living facilities on both levels, occupants can enjoy their own space while remaining within the same property.

The large shed, covered parking and solar system further enhance the property's practicality and long-term appeal.

Properties offering this level of accommodation, flexibility and infrastructure are rarely available in Moranbah.

Whether you're looking to accommodate your workforce, establish a regional business base, secure a substantial investment property or enjoy the benefits of dual living, 12 Bernborough Avenue deserves your attention.

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MORE DETAILS

Property ID	FU8HUG
Property Type	House
Land Area	769 m2
Including	Air Conditioning

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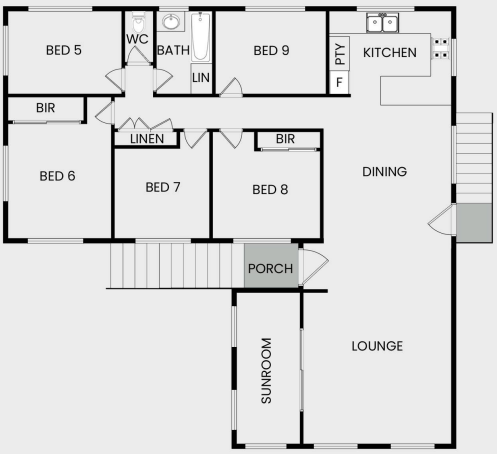




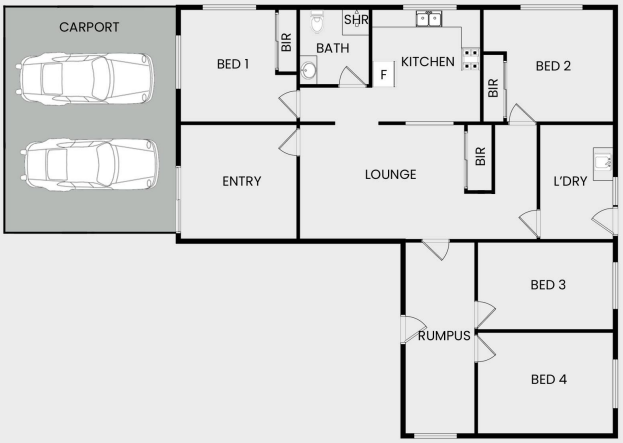
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12 Bernborough

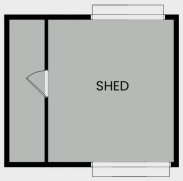
Ave Moranbah



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LJ Hooker

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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