



## FOR SALE

### NO BODY CORP FEES GREAT RETURN

This 2 yr young Duplex presents as a good size home ideal for the first home buyer or investor. Located off the street front to take advantage of your privacy. Downstairs features an open plan living zone with galley style kitchen in modern neutral colours, featuring stainless appliances including dishwasher, and stone benchtops. An additional powder room downstairs is convenient for modern living.

A second lounge area is located upstairs. with 4 good size bedrooms, 3 with builtin robes, generous size master with ensuite and walk in robe. Main bathroom has a bath and separate shower with modern colours and fittings.

#### Property Features:

- RENTAL APPRAISAL \$490-\$520 ( PREVIOUS TENANT PAID \$520.00 PER WEEK)
- Security screens on all doors and windows
- 2 full bathrooms, plus additional powder room downstairs
- 4 bedrooms
- insulation
- solar power
- Double garage with remote access
- Fully fenced yard with side gates for access
- \_no body corp fees

P.S Call to book your inspection today

Fantastic investment opportunity with a rent appraisal of \$520 p/wk.

Book your inspection today...

In this locale, enjoy the spoils of this quiet and leafy suburb just 27 mins from the CBD and about 30 minutes to the Gold Coast. This premium Shailer Park location offers proximity to local shops like the Hyperdome ,cafes movies and buses, along with quality schools such as St Matthews, Chisholm College, John Paul College and Calvary Christian College. Only a short walk from public transport options. With the exclusive position of this home and the modern design, you will want to book your private viewing to fully appreciate what this premier location has to offer you.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Offers OVER \$439,000

#### OPEN FOR INSPECTION:

N/A

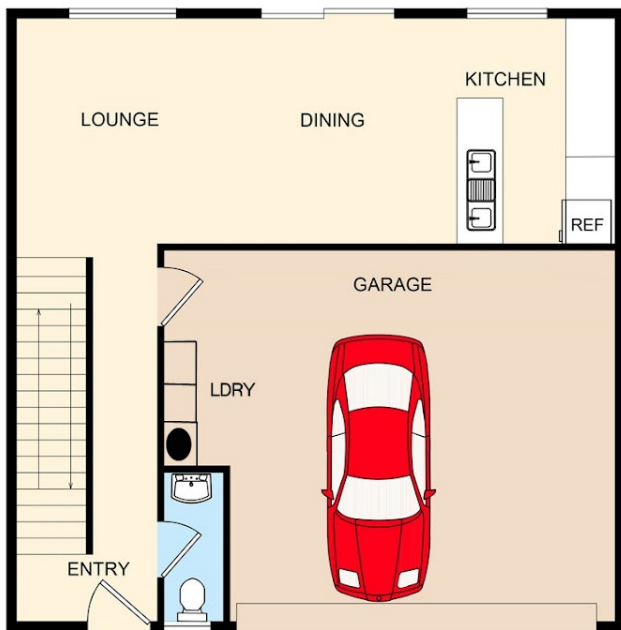


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GROUND FLOOR



FIRST FLOOR

38 B NORTON STREET

Note  
This plan is an illustration and should be used  
as a guide to layout only

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.