



SOLD

**INVESTORS NOTE!! OWNERS SAY 'SELL!!'
SUBMIT ALL OFFERS.**

This lovely house was once a three bedroom home, but, one bedroom was recently converted into a second bathroom, containing shower, toilet and vanity, on the upper level. There is scope to create another bedroom again on the lower level which is on the same level as the original bathroom, second separate toilet and laundry, as this is quite a large area!

What a little surprise package this property is though... as it has had a new kitchen installed, with easy clean cupboards, double sink, dishwasher, very big pantry, plenty of fridge space and room for extra cupboards or island bench if required. You could actually fit a small dining setting in the kitchen, which would leave you with more options in relation to reconfiguring the interior to give you that 3rd bedroom back! To add to the appeal, there is also airconditioning and fans! Being of the era it is, the bedrooms do not have 'built-ins' and one is quite small, but the suburb it is in and layout of the house and yard, means, there is so much that could be done, to reclaim another bedroom or two and really increase the liveability for a family and value! The added bonus of Solar panels which have been added as well, in the last couple of years.

Stepping out into the backyard, you are greeted by the cool, all-weather entertainment area, which due to the gardens, is actually quite private. It would only take a few well planted hedging plants or potted plants to make the perimeter of your yard, completely private.

The yard is an average size of 703m², it is fully fenced, but, you could add a double gate very easily if you needed to have the backyard and driveway separated, while retaining good vehicle access to the yard. The driveway also leads directly to the double garage which has a great slab, that was at one stage painted with a polyurethane coating. There are power points, lights and workshop bench inside the shed as well.

This little gem, could suit singles, or a young couple right away. It is very tidy and is secure with security screens and doors. Use as an AirBNB without huge costs to convert, would be another option for consideration. A small family could also consider this property if they use some creativity to make good use of the space available. This property was not affected by the 2013 Floods and has no easements affecting the property. Be quick to register your interest, Norville is a central very popular area. So this property won't last long.

2 BED | 2 BATH | 2 CAR

PRICE:
\$330,000

OPEN FOR INSPECTION:
N/A



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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.