

# 15 Normanby Square, Bundaberg South, Qld 4670



## Sold House

Wednesday, 29 November 2023

15 Normanby Square, Bundaberg South, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 928 m2

Type: House



Ben Martelli

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## Contact agent

This modernized 3-bedroom home, with one bathroom, 2 toilets, huge rumpus room containing the second toilet, Also has a convenient undercover wheelchair ramp to connect the home, plunge pool and rumpus. The main bedroom has a walk-in robe and air conditioner with built-ins in the 2 spare bedrooms. The house was clad with hardy plank during major renovations some 15 years ago and sits on concrete and steel stumps. The ample rumpus that is connected by the garaging, has a concrete floor. Located easy walking distance to Hinkler Shopping Centre, makes shopping easy. The dwelling is on a Res B zoned, 928m<sup>2</sup> block, and is on the front half of the block, with ample room for further development on the rear. Rental appraisal of \$470.00 per week, is by itself a good return of over 6%, without adding an additional building? Located in South Bundaberg, close to amenities, the property was flood affected in 2013, New development, building height is approximately 1 meter above the block height. A rental investment with options to build on the rear, is a rare find in today's market Call Ben Martelli 0404 803 714. \*\*Every effort has been made to verify the correct details of this marketing. Neither the agent, vendor, nor illustrator is responsible for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should enquire to verify the information and satisfy any concerns. Fixtures shown may not be included in the sale & questions must be directed to the agent. Any information intended to be relied on should be independently verified and necessary due diligence carried out. \*\*