

# 2B Kensington St, Norville, Qld 4670



## Duplex/Semi-detached For Sale

Tuesday, 23 April 2024

2B Kensington St, Norville, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type:

Duplex/Semi-detached



Greg McMahon

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**O/A \$519,000**

This 2X2 duplex in Norville is sure to be of interest to investors seeking good returns with limited housing stock available. With Unit 1 returning \$300 per week and leased to a happy tenant (leased to 16.01.25) and Unit 2 returning \$300 per week to a similarly happy tenant (leased to 14.1.2025), and a combined rental appraisal of at least \$650 per week, these units offer superb returns. Each 2 bedroom unit sits on a combined 600m<sup>2</sup> fully fenced block in an excellent central location close to schools, shopping centres, Bundaberg TAFE and public transport. Each unit is a mirror image of the other with the bedrooms offering ceiling fans for comfort and built-in robes for convenience. There is a combined, comfortably sized lounge and dining room and a sizeable kitchen overlooking the shared backyard. There is a separate toilet from the bathroom for convenience and privacy. Each unit provides security doors and screens for peace of mind. There is no body corporate, both units being owned by the one owner, so additional costs are kept to a minimum. Bundaberg Regional Council rates being approximately \$2,320 per half year and insurance \$3,607 per annum. Investments of this nature and quality are becoming harder to secure with intense interstate buyer interest. Call Exclusive Listing Agent Greg McMahon on 0414 518 315 for a private inspection.\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor, or contracted illustrator takes any responsibility for any omission, wrongful inclusion, mis-description, or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified\*