

**3/33 Duncraigen Street, Norville, Qld 4670**

**McGrath**

**Unit For Sale**

Tuesday, 23 January 2024

3/33 Duncraigen Street, Norville, Qld 4670

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Unit**



Hannah Barber  
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## Offers Over \$299,000

Discover the pinnacle of this single level duplex situated at 3/33 Duncraigen Street! Tailored for the astute investor or the eager first home buyer, Norville is a great family suburb, close to schools, sporting ovals, clubs and shops. PROPERTY FEATURES INCLUDE: - Nestled in the heart of Norville is this exceptionally neat and tidy single level duplex, with colourbond roofing. - Small complex of 4, with low body corporate of only \$46.38 per week. - 2 x generous sized bedrooms, both bedrooms offering ceiling fans & built in wardrobes.- Single lock up garage with remote control access - with internal access to property. - Reverse cycled air conditioning in lounge room.- Tiled throughout with carpeted bedrooms. - Generous sized laundry with plenty of bench space and storage. - Property is fully fenced with luscious green grass with established greenery. - Good sized kitchen with views of the back yard and dishwasher. - Security screens on all doors and windows for peace of mind. - Currently rented for \$370 per week with a new rental appraisal sitting at \$400 to \$420 per week. Lease expires on 25th April 2024. - Rates half year \$1700.00- Total floor area 108m2. - Pet Friendly This beautifully presented duplex will sure to impress. First to inspect will buy. Call Hannah today for additional information, or to arrange a private inspection.