

# 32 Glenmorris Street, Norville, Qld 4670



## House For Sale

Saturday, 13 April 2024

32 Glenmorris Street, Norville, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Justin Mayberry  
0421220117

**\$500,000**

Unlock a multitude of possibilities with this unique property offering two beautifully maintained houses on one block. Each home features two bedrooms. Enjoy the convenience of plenty of storage throughout both houses, ensuring a clutter-free living experience. The front home boasts a 'mid-set' design with four stairs, while the rear home is low-set, catering perfectly to the needs of an older occupant. Embrace the opportunity to live in one house and rent out the other, providing a smart financial strategy to pay down your property quickly. Ideal for first-time home buyers looking to enter the property market, this property presents a fantastic opportunity to establish a solid investment foundation. The first house exudes charm with a delightful country kitchen, polished hoop pine floorboards, and generous cupboard space. Step outside to the expansive tiled outdoor entertainment area, offering the perfect setting for alfresco gatherings. The second house, conveniently located at the rear, features two bedrooms. The 'country kitchen' design integrates with the dining area. Thoughtful touches such as TV points in each room and a bathroom designed for accessibility enhance the comfort of this home. With a spacious 607m<sup>2</sup> block, complete with a double carport to the rear, fully fenced yard, and a gorgeous large tiled outdoor area, this property offers both comfort and convenience. Strategically located just one street back from the TAFE College/CQU, in the sought-after Norville area, the property boasts an enviable location that speaks for itself - 'Location, Location!' Total current rental income of \$710 per week, making it an attractive investment prospect. With rates averaging approximately \$1700 per half year, this property offers a promising return on investment. Opportunities like this don't last long! Don't miss out on the chance to own this versatile property that offers endless potential. Whether you're a first-time buyer, seasoned investor, or looking for a smart rental opportunity, this property has something for everyone. Arrange a viewing today and seize the chance to make this property yours before it's gone! This property is primed to sell fast, so act now! Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.