

**37 Duncraigen Street, Norville, Qld 4670**



**House For Sale**

Wednesday, 1 May 2024

37 Duncraigen Street, Norville, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



Barbara Burstall

0423182450

## Offers Above \$539,000

Welcome to your dream family home located in the sought-after suburb of Norville. Boasting a generous layout and a range of desirable features, this property offers the perfect combination of comfort, convenience, and style.

**Property Features:**

- Ample Space:** With 4 bedrooms and 2 bathrooms, this home provides plenty of space for the whole family to live and grow. The master bedroom is a true retreat, featuring an ensuite and a separate entrance from the yard, offering privacy and convenience.
- Versatile Layout:** The layout of the home is versatile and functional, with the master bedroom separated from the rest of the house, providing the option to close it off for added privacy or separate living quarters.
- Spacious Kitchen:** The heart of the home is the spacious kitchen, complete with lots of storage space, electrical appliances and a dishwasher. Whether you're cooking up a storm for family dinners or entertaining guests, this kitchen has everything you need to make mealtime a breeze.
- Outdoor Oasis:** Enjoy the outdoors in style with fully landscaped front and backyards, providing a tranquil and inviting space for relaxation and entertainment.
- Large Shed:** The property features a spacious 15 x 6-metre shed, providing ample space to accommodate 2-3 cars, as well as additional storage for tools and equipment. A single carport at the side of the home offers further parking options.
- Convenient Access:** With two driveways and an electric gate on one side, there is plenty of space to park trailers, boats, or a small caravan, providing added convenience for busy families or avid travelers.
- Prime Location:** Situated in Norville, this home is conveniently located close to shops, schools, and the new Bundaberg Aquatic Centre, offering easy access to a range of amenities and recreational facilities.
- Investment Opportunity:** Listed for offers above \$539K, with rental potential ranging from \$550.00 to \$600.00 per week, this property presents an attractive investment opportunity with the potential for solid returns.

Don't miss your chance to secure this fantastic family home in a prime location. With its spacious layout, versatile features, and convenient amenities, this property is sure to impress. Rates approx: \$1800.00 half year

**Rental Appraisal:**  
Approx \$550.00 - \$600.00 per week

**Compliant smoke alarms installed**

**Distances:** Bundaberg Hospital - 3.1km  
Bundaberg CBD - 3km  
Bundaberg Airport - 3km  
Norville State School - 1.8km  
New Bundaberg Aquatic Centre - 1km  
Bargara - 14.6km  
Elliott Heads - 19.6km  
Burnett Heads - 18.8km  
Innes Park - 15km  
Moore Park Beach - 26km

If you would like to find out more information, please contact Principal | Licensed Real Estate Agent | Auctioneer Barbara Burstall from Hotspot Realty Bundaberg on 0423 182 450 or feel free to email [barb@hotspotrealtybundaberg.com.au](mailto:barb@hotspotrealtybundaberg.com.au) or text.

**Disclaimer:**  
Hotspot Realty Bundaberg have been provided with the above information; however, the Agency provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.