

**37 Nott Street, Norville, Qld 4670**

**McGrath**

**Sold House**

Thursday, 19 October 2023

37 Nott Street, Norville, Qld 4670

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Vicki Hodges  
0407962669

**\$370,000**

Deal directly with the Exclusive listing Agent Vicki Hodges to ensure you receive accurate and up to date information on this quality property! • Neat and tidy 3 bedroom stucco and brick home in the popular suburb of Norville. • There are 2 generous sized bedrooms both with split system air conditioners, ceiling fans and built-in wardrobes, • Bedroom 3 is smaller and is a perfect child's bedroom or office/study. • The lounge room has low maintenance vinyl flooring, a ceiling fan and sliding glass door access out to the fully enclosed front sunroom. • Huge modern kitchen with stainless steel wall oven, dishwasher, ceramic cooktop, large pantry area, ceiling fan and a modern tiled floor. • Spacious dining area will accommodate a family size dining table. • At the back of the home is a HUGE rumpus room or 2nd living area with a built-in bar and a separate space making it an ideal spot to put a 2nd fridge or freezer if required. • The older style main bathroom has a bath tub and vanity. • There is a 2nd modern bathroom with a separate shower that is combined with the laundry located near the rumpus room. • Security screens on some windows and all doors. • Older style single shed with roller door with an attached side carport. • There is carpet in all 3 bedrooms. • Located close to Shalom College, Norville school, Sugarland Plaza shopping centre, local shops and child care facilities and just a few minutes drive to the CBD. • Rent appraisal \$450.00 per week (approx) in the current market. • 100% flood free property in a family friendly low traffic area. • BE QUICK FOR THIS ONE.... • Owner is committed to selling and has priced this property accordingly. • Should you require any further information or would like to arrange a private inspection of this exclusively listed property please give the Exclusive listing Agent Vicki Hodges a call today on 0407 962 669. At a Glance: Bedrooms: 3 Bathrooms: 2 Kitchen: Modern Dishwasher: Yes Toilets: 1 Kitchen: Modern Air Con: Yes Side Access: Yes Shed: Yes Carport: Yes Land Size: 607m<sup>2</sup> Rent Appraisal: \$450.00 per week (approx) Rates: \$1,750.00 (approx) per 1/2 year