

**44B McNeilly Street, Svensson Heights, Qld 4670**



**House For Sale**

Thursday, 16 November 2023

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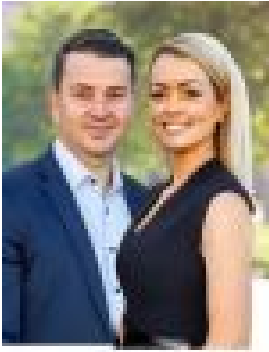
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Daniel KristyLee Anderson  
0413205827

**O/A \$499,000**

Welcome to your new home, a place that exudes warmth and captivates you from the moment you arrive. Nestled in the highly sought-after Norville neighbourhood, this property offers a serene living experience with its unique treed backdrop, while still being walking distance to private and public schools with major shopping centres, hospitals, and the CBD just a few minutes away. Property Features Include: Downstairs- On entry, you are welcomed into the spacious tiled living room which is lovely and light-filled. The sliding glass doors allow access and overlook the expansive timber entertaining deck with a beautiful outlook- Well positioned at the front of the home, is a great home office or hobby room- There is a cosy second living area which is perfect as an additional lounge room or rumpus area- The kitchen has an abundance of cupboards, shelving and drawers, pantry, with a Westinghouse stainless steel wall oven and grill, with a gas cooktop and exhaust fan- The dining room runs alongside the fully functional kitchen which also includes a breakfast bar with a handy appliance cabinet- This home also has a second shower and toilet adjoining the laundry area- Other outstanding features include - recently painted internally, second toilet off the 2nd lounge, storage throughout and a private yard Upstairs- 3 Good sized bedrooms with newly installed carpet, all with ceiling fans, built-ins and air-conditioning- Unique loft area ideal for a 3rd living space, quiet retreat area or a child's play room- The large bathroom consists of separate shower, separate bath, toilet and oversized vanity unit with great storage Quick Glance:- Rent appraised at \$580 to \$600 per week- Brick 2 storey home- 3 Bedrooms + office or possible 4th bedroom- 2 tiled lounge rooms- Third (small) living area in upstairs loft- 2 bathrooms- Electric wall oven, exhaust fan & gas cooktop- Large entertaining deck- Double garage with remote door- Garden shed- Partially fenced- Built 1990's- Electric hot water- 647m2 level block- Rates Approx: \$1650 (half year) Deceiving from the roadside, size will definitely surprise!! A great property with stacks of features, loaded with character and charm. You will love the location and need to be quick before this one walks out the door. There is nothing like it, only an inspection will truly reveal this hidden treasure. Phone Daniel Anderson today to book your private inspection on 0413 205 827.