

48 Mimmagh Street, Norville, Qld 4670



Sold House

Thursday, 17 August 2023

48 Mimmagh Street, Norville, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 759 m2

Type: House



Ryan & Tegan Weekes

\$420,000

SOMETHING CHARMING ABOUT A BLANK CANVASA charming residence, so bright & airy that will consume you on entry. With striking street appeal, the colonial-style home will instantly spark your interest. Set off the ground on concrete stump foundations, this light-filled home combined with window openings will remain cool all summer long. Professionally painted both inside & out, the backdrop is complete and just awaiting someone's personal touches & belongings to fulfill the spaces. The bathroom has been refurbished in recent years with the addition of an upstairs toilet and the impressive look of hardwood timber floors never gets old. A comfortable three bedroom floor plan to accommodate a medium size family. A single carport for the everyday vehicle, side access into the backyard for any additional vehicles/boats/caravans. A fenced 759sqm block provides ample space for further infrastructure, a large shed would certainly be a great fit. If adding to the investment portfolio, expected weekly rent to be \$450 - \$465 per week. Demand for housing to support the housing crisis is still a real situation and sourcing a quality tenant will be a smooth, pain-free process. Properties in this condition represent great value at this price and no doubt other buyers will be thinking the same, time to act! From the Weekes Perspective:- Prime Norville location, short drive to reputable schools, swimming pool, Stocklands Kensington- Freshly painted inside & out, new guttering- New electrical throughout including switchboard upgrade- Air-conditioning the main living area, ceiling fans throughout- Modern bathroom, updated in recent years (two toilets)- Hardwood timber floors throughout- Roller blind window furnishings- Single carport with side access to the backyard- TENANT READY - rental appraisal \$450 - \$465 per week- Council rates \$1850 (approx) per half year