

# 5 NORMANBY SQUARE, Bundaberg South, Qld 4670



## Sold House

Wednesday, 27 September 2023

5 NORMANBY SQUARE, Bundaberg South, Qld 4670

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 509 m2

Type: House



Greg McMahon  
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## Contact agent

As housing supply contracts and prices continue to rise, now is the time for buyers to secure not just a home or investment but one that offers multiple opportunities in the future. This low set 3 bedroom Queenslander is located just a short walk to everything central in Bundaberg including Hinkler Central and the CBD. It is a great chance to still get into the housing market before it becomes unattainable. There is a full length front verandah to enjoy the quiet location and wind down after a long week. With 3 good size bedrooms (2 with built-ins) that all feature beautiful hoop pine floors there is plenty of room for the average sized family and a few pets. The lounge also benefits from these polished floors and a large reverse cycle split system air conditioner as well. The interior of this lovely home features horizontal VJ timbers of genuine authenticity and old world charm. The kitchen provides modern bench tops and shelves and abundance of storage space and a quality stove and cook top. At the rear of the house is the well appointed bathroom and laundry which lead to the 2 car carport which doubles as an outdoor entertaining area. Sitting on an easy care 509m<sup>2</sup> block which surprisingly offers plenty of room for the kids to play and a chance for Mum and Dad to 'take the back entrance' to Uncle Dan Murphy's and The Melbourne Hotel. Buyers can take comfort in the benefits that this property is zoned Medium Density Residential (previously known as Residential B) which is very limited in availability but keenly sought for its development potential. Potential buyers are encouraged to do their own calculations but with a reasonable deposit and the current actual rent being \$380 per week, it would be cheaper to buy now than continue to rent. Many recent purchasers have seen their recent purchasers increase by many tens of thousands of dollars during the current real estate boom. Call Exclusive Listing Agent Greg McMahon to book an inspection. Current tenants have a lease in place until 4 January 2024 and pays \$380 per week. Please note that tenants require a minimum 24 hours notice and inspections will be conducted to minimise their 'peace and quiet time'. AT A GLANCE Short walk to CBD Private & Public Schools Hinkler Shopping Centre Parks, Restaurants, Cafe's Doctors, Chemists River walk, Zoo and More! Super Quiet small private street. New Roof & Gutters Re-wired As new, cement stumps Secure Privacy fencing to the rear. Double Carport Garden shed\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor, or contracted illustrator takes any responsibility for any omission, wrongful inclusion, mis-description, or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified\*