

**9 Nicolson St, Norville, Qld 4670**



**Sold House**

Tuesday, 9 January 2024

9 Nicolson St, Norville, Qld 4670

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Michael Loader

## Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this amazing neat & tidy home positioned in an A grade location, which is now offered for immediate sale! Situated in the highly sought after area within a short walk to Shalom college, town, ATW sports club & grounds, pool and a variety of other schools and amenities, this beautiful home has everything you could ask for! Features include: - 3 bedrooms, all with built in robes - Generous Master suite all rooms have updated blinds, fans and the home has been refreshed to the neatest of standards - Functional open plan layout which includes large formal lounge + formal dining area - HUGE MODERN Centrally located kitchen with quality appliances, includes pantry & plenty of bench space, a real center piece of the home. The kitchen is finished with gas cook top, dishwasher and stainless appliances. - NEW freshly renovated bathroom & laundry - Large full length outdoor alfresco area off the kitchen/dinning space providing a great spot to entertain, very private overlooking the landscaped surrounds - Lovely easy care lot with landscaped gardens and easy care lawn - The home features a list of great finishing's including A/C, s/screens, mower strips... - Single lock up garage attached to the home (drive through access to the yard) + additional high clearance carport to the front (total of 2 car accommodation). - Set on an easy care allotment, fully landscaped & fenced in one of Bundaberg's most sought after locations - A lovely park is directly opposite the home providing a great outlook, YES Just 25m across the road and your at a great park for the kids to play and roam free, as far as location goes, you will not find better! - No immediate work needed just unpack and enjoy this great property in a trendy location - Family friendly & very quiet location, located amongst quality homes with majority being owner occupied, just a short walk to parks, schooling and town. - Investors you can expect \$500-\$530 per week return here, great capital growth potential being located a direct 3km (approx.) drive to the new hospital site - Air conditioning, tiled living areas, neutral colour scheme throughout the home, no work needed just unpack & enjoy- This property presents an excellent opportunity for both homeowners and investors alike. The sought-after location, coupled with the high demand for properties in this area, makes this home a sound investment with great potential for future growth. - GREY NOMADS, BUSY PROFESSIONALS, INVESTORS OR FIRST HOME BUYERS WANTING A GREAT VALUE PROPERTY, THIS ONE IS FOR YOU! - WAY TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF! IF YOU HAVE BEEN SEARCHING FOR A GREAT HOME OR INVESTMENT OPTION WHICH IS NEAT AS A PIN... LOOK NO FURTHER. THIS HOME OFFERS AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER, A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY. THE VENDORS ARE SERIOUS ABOUT A SALE AND ALL SERIOUS WRITTEN OFFERS WILL BE CONSIDERED, FIRST TO SEE WILL BUY... \*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER! At a glance: Bedrooms: 3 Bathrooms: 1 Living: 2 Car Accommodation: 2 Land size: 600m<sup>2</sup> SHED - no A/C - Yes SOLAR - no Rates - \$1750 p/h Approx Rent Appraisal - \$520+ p/w \*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*