

Sold



5 Fleming St, Norville



SOLD BY MICHAEL LOADER FOR 99% OF ASKING PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this large family home offering room to move whilst being ideally located in a quiet cul-de-sac in the ever popular Norville.

THIS EXPANSIVE RESIDENCE OFFERS REAL BANG FOR BUCK WITH THE INTERIOR BEING RECENTLY RENOVATED WITH ALMOST ALL THE HARD WORK DONE! THE HOME WILL BE SURE TO PLEASE A VARIETY OF BUYERS, SO ACT SWIFTLY!

Features include:

- 5 large bedrooms (3 up 2 down) + study nook
- Formal lounge + formal dining + HUGE RUMPUS downstairs big enough for another tv area, table tennis table and home gym.
- Upstairs features a lovely deck/ sun room which is fully enclosed and offers a top spot for a relaxing ale.
- HUGE RUMPUS area downstairs offers a variety of options with a shower and basic bathroom setup, allowing for dual living for elderly family or teenagers to have their own space. This space is a great size a very versatile to fit in with your family's requirements along with the table tennis or pool table with still plenty of room left over for the home gym or storage
- Huge 300m2 floor plan offering dual living for the extended family or teenager, spacious and light filled floor plan, a/c, lovely hardwood flooring, don't judge this one from the road side!
- BRAND NEW Main bathroom, great size & includes NEW shower, bath,

5 bedrooms 2 bathrooms 4 car spaces 799 m2

Price	SOLD
Property Type	Residential
Property ID	17
Land Area	799 m2
Floor Area	300 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



porcelain tiles, floor to wall tiling, dual vanity, frameless shower & bath.

- BRAND NEW high end chef's kitchen offering great storage capacity and an abundance of bench space throughout coupled with quality stainless appliances, dishwasher & quality electric cookware. A stunning feature melamine splash back finished off this space perfectly.
- 2 toilets in the home for your convenience
- The home has been recently freshly painted inside, Solar HWS, stunning hardwood flooring
- HUGE 8m x 8m shed at the rear, fully powered and lit. One side features high clearance bay for the large boat/ caravan.
- Large 799m2 corner allotment offering dual street access to the home and shed. Plenty of side access through double gates for all the vehicles
- Spacious Fully fenced and landscaped allotment in a very quiet area with little passing traffic
- TOP LOCATION, surrounded by quality homes in an extremely tightly held pocket, 2 minutes' walk to the ATW sporting clubs, schools and a variety of shopping options
- Most of the hard work is done here, some little bits and bobs could be done to finish off but no immediate \$\$\$ needed. The seller is downsizing after the children have flown the coop!
- Ideally suited to first home buyers, large/extended families or anyone wanting a fantastic brick home in a extremely desirable location, serious bang for buck on offer here for those wanting size and quality on a budget.
- Investors THIS IS A NO BRAINER JUST SET & FORGET... you can expect \$340- \$350 per week in returns with solid growth assured in this quality area, do you're math and call me!
- OWNERS ARE DOWNSIZING AND ARE SERIOUS ABOUT A SALE & THEY HAVE PRICED THE PROPERTY ACCORDINGLY! ALL OFFERS WILL BE PRESENTED!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.michaelloader.com.au

SIMPLY A GREAT OPPORTUNITY TO SECURE A FANTASTIC PROPERTY IN A TOP SPOT... But a word to the wise, be fast, homes in this location do sell fast...

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters

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