

Sold



18 Tobruk St, Svensson Heights



## SOLD BY MICHAEL LOADER FOR ABOVE ASKING PRICE IN JUST 26 DAYS!

Call Exclusive Listing agent MICHAEL LOADER direct to ensure you are fully informed on this great value property which offers some serious value for money! Centrally located in the ever popular Norville, this character filled and well cared for Queenslanders offers so much for so little and would make the ideal first home/ investment.

Features include:

- 3 good size bedrooms
- Character filled interior featuring large formal lounge and open plan kitchen/ dining
- Generous sized updated bathroom, 2 toilets in the home, hardwood flooring
- Solid hardwood construction with New roof in 2016
- Centrally located kitchen with great storage/ bench space, large pantry & electric stove
- Lock up garage plus additional storage, NEW laundry with new tiles etc
- Most of the hard work has been taken care of with external render, roof, tiling etc room to add your own little touch and value add.
- Side access to a generous corner block which is fully fenced & landscaped, room for the kids & pets.
- Great location just 2 minute walk to schools, ATW sports club, shops and CBD. Highly sought-after suburb with low vacancy rates for investors & a

3 bedrooms 1 bathroom 1 carport 637 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26
<b>Land Area</b>	637 m <sup>2</sup>

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



great vibe for first home buyers.

- Child care facility just 200m down the road, the central location is of great convenience for the entire family. Located in the catchment area for some of 4670's most highly regarded schooling.

- The options are endless, Great investment option or grey nomad base.

Ability to value add, at this price you cannot go wrong.

- Investors take note, Current rental appraisal @ \$300 per week, making this a great no fuss investment option.

- BE FAST THIS WILL NOT LAST IN THIS MARKET WITH SO MUCH ON OFFER in THIS AMAZING LOCATION!

CURRENT OWNERS 100% COMMITTED TO A SALE, THUS PRESENTING AN AMAZING OPPORTUNITY FOR ONE LUCKY BUYER! ALL OFFERS STONGLY ENCOURAGED, DON'T MISS THIS ONE!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.michaelloader.com.au](http://www.michaelloader.com.au)\*\*\*

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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