

Sold



20 Duncraigen St, Norville



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 4 DAYS - \$38,500 Above Asking Price

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome opportunity to value add, renovate or paint & profit! THIS WILL NOT LAST LONG!

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM TUESDAY 1st MARCH 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME ***

Situated just a stone's throw to the Bundaberg CBD this exceptionally tidy home has everything you could want and represents fantastic value in the current market. This home is solid however some TLC is required.

Features include:

- 3 bedrooms
- Single bathroom with separate toilet
- Open plan design which includes Dining + Formal Lounge
- Centrally located kitchen with quality appliances
- Character filled, great project, perfectly livable as you renovate or save some \$ for the reno

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Price	SOLD
Property Type	residential
Property ID	267
Land Area	607 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

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- Awesome opportunity for buyers to renovate and value add, needs TLC & priced accordingly
- Great opportunity to buy low, add your touches then rent out as a positive geared investment
- Lock up garage with rear access, over sized with potential work space (internal access)
- Side access to an easy care 607m2 full fenced allotment, corner lot with dual street frontage, 100% FLOOD FREE location
- Solid hardwood construction, some painting and tidy up required, this one is crying out for a renovation. Do the sum's money spent here will equal awesome capital gain or strong rental yield
- Plenty of scope to value add, extend or add an awesome timber deck to entertain on, polish the floors etc etc
- Solid as a rock, presented as is, current interstate owner is moving to retirement and downsizing the portfolio
- WOULD MAKE A GREAT NO FUSS INVESTMENT OR FIRST HOME! 2 minute walk to Across the Waves Sports Club, schooling, sporting fields and a variety of shopping options
- CHIPPIES, TRADESMAN, FIRST HOME BUYERS, RENOVATOR'S this is it! You will not see homes in this price bracket any longer as the market continues to surge forward, grab this opportunity with both hands NOW!
- Great area serviced by public transport, only 2 mins to CBD or a 12 mins to the Beaches, very handy location
- Investors you can expect a return of \$300-\$320 per week as is, great set and forget investment home. Any renovations would increase the rent significantly
- PRICED TO SELL TO FIRST WHO VIEWS, SELLING AS IS WHERE IS, BE VERY QUICK!

IF YOU HAVE BEEN SEARCHING FOR PROJECT OR INVESTMENT OPPORTUNITY, THIS ONE SCREAMS VALUE! THE VENDORS ARE SERIOUS ABOUT A SALE AND HAVE PRICED THIS HOME ON THE MONEY FOR AN IMMEDIATE SALE!

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

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

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