

Sold



31 Wynter St, Norville



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - RECORD PRICE in RECORD TIME!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome property which has been meticulously cared for and presents impeccably.

\*\*\* ALL OFFERS TO PURCHASE WILL CLOSE 5PM WEDNESDAY 9TH FEBRUARY 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE SCHEDULED OPEN HOME \*\*\*

Situated in a great central location within close proximity to the CBD, shops, parks, day care and lots more... They don't come much better. This property offers some serious bang for buck is oozes quality throughout!

Features include:

- 3 large bedrooms
- Solid hardwood construction, hardwood framed, well cared for inside & out
- Large master suite, all new luxury plush carpets to the bedrooms
- Generous sized lounge area + separate rumpus / patio
- Stunning as NEW centrally located kitchen with quality SMEG appliances. This space is finished off with 40mm Caesar stone bench tops, ABSOLUTE QUALITY!

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	277
<b>Land Area</b>	607 m2

#### Agent Details

Michael Loader - 0438 384 543

#### Office Details

Loaders Property Group  
7 Ragusa Way Ashfield QLD 4670  
Australia  
0438 384 543



- NEW Modern bathroom with frameless shower, single vanity & toilet (2 toilets in the home)
- Single bay shed at the rear + lawn locker plenty of room for an additional shed or pool if required
- HUGE enclosed patio/ rumpus room which is approximately 8m x 7m in size. This space is super versatile and offers a variety of options in terms of the use. Full kitchenette / bar in place + separate toilet, a top spot to entertain
- Outdoor area which flows from the enclosed patio, full salt & pepper exposed aggregate
- Quality 12.5kw DUCTED Air conditioning to the entire property
- Data points fully wired to most rooms back to central control hub
- FULL QUALITY 4.5KW SOLAR SYSTEM, no more \$\$\$ bills (installed 2019) still under warranty
- Fully fenced easy care 607m2 allotment with side access, beautifully landscaped gardens
- This property has undergone a FULL HIGH-END QUALITY RENOVATION in recent years from top to toe by qualified tradesman including NEW colour bond roof, NEW guttering, NEW full electrical rewire including data points, NEW window furnishings, NEW high end kitchen, NEW bathroom, NEW paint, NEW led down lights, NEW fans, NEW plaster, NEW floor coverings, NEW ducted A/C, NEW insulation, NEW patio, NEW pvc cladding to the exterior... the list goes on and on.
- This property has been renovated to a standard not a budget!
- Plenty of side access on offer to the block, very peaceful spot with long standing neighbors
- Family friendly area, close by are a variety of parks, bike track, shops & schooling. A short walk to town, TAFE & Across the Waves sports club/ sporting complex
- All the hard work is done, just unpack & enjoy!
- This makes a perfect home for the young couple starting out or a great high yielding investment property.
- Investors this one offers amazing value with a current rental appraisal at \$390-\$430+ per week
- Current long term elderly tenants in place (month to month lease) whom would love to stay on if possible who treat the home as if it were their own, you will not find better more caring tenants to take care of your investment
- Properties in this area are highly sought after due to their close proximity to all amenities and the CBD
- 100% immaculate inside & out, PRESENTED WELL & READY FOR SALE!
- You will not find better value in the current market with so much potential on offer and such great returns, be very quick! SERIOUSLY

GOOD VALUE, MOTIVATED SELLER SEEKS IMMEDIATE ACTION!

IF YOU HAVE BEEN SEARCHING FOR A QUALITY HOME WITH NO EXPENSE SPARED, IN AN EXTREMELY CENTRAL SPOT...STOP LOOKING. PRICED ON THE MONEY FOR IMMEDIATE SALE, MUST BE SOLD & AWAITING YOUR INSPECTION!

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

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

\*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\*

\*\*DISCLAIMER: It should be noted that this property is being sold without a price, therefore a price guide will not be available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.\*\*

At a glance:

Bedrooms: 3

Bathrooms: 1

Living: 2

Car Accom: 1

Solar: Yes (new in 2019)

Land size: 607 sqm

A/C – Yes (ducted 12.5kw system)

Rates – Approx \$1800 p/h

Rental App - \$390-\$430 p/w

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*