



3 Downie Circle, New Norfolk

New Norfolk - Big Block. Strong Rent. Real Upside.

Ant's "Fluff-Free" Description...

Let's not overcomplicate this.

This is a 3 bedroom home on a massive 1,095m² block in General Residential zoning.




That alone should have investors and developers paying attention.

Currently leased. Cashflowing. Positioned in a quiet cul-de-sac. And sitting on land that actually gives you options.

You are not just buying a house here.

You are buying:

- 1,095m² of land
- General Residential zoning

3  1  4 

FOR SALE

Offers over \$595,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- A proven rental
- A development conversation STCA

The home itself:

- 3 bedrooms - all with built ins
- Bathroom with separate bath and shower
- Functional kitchen and dining zone
- Separate living room
- Covered entertaining area
- Large rear deck approx 12m long
- Garage plus carport
- Additional shedding
- Fully fenced yard
- Built in 1977. Solid. Practical. Livable.

But the real conversation is the block.

- 1,095m2 in a residential zone is not common in this price bracket.
- Subdivision potential STCA.
- Secondary dwelling potential STCA.
- Long term hold and land bank.

Investors - the property is currently leased at \$500 per week with great Tenants in place.

New Norfolk median house values continue to trend upward and rental demand remains consistent.

Developers - do your due diligence, but the land size and zoning combination makes this one worth running numbers on.

This is not an emotional buy.

It is a numbers buy.

Onwards and upwards to your New Norfolk investment beauty!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	KHJ1F
Property Type	House
House Size	103 m2
Land Area	1095 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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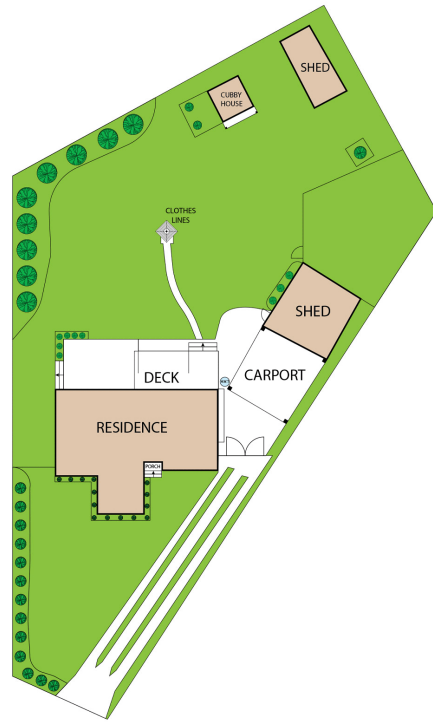
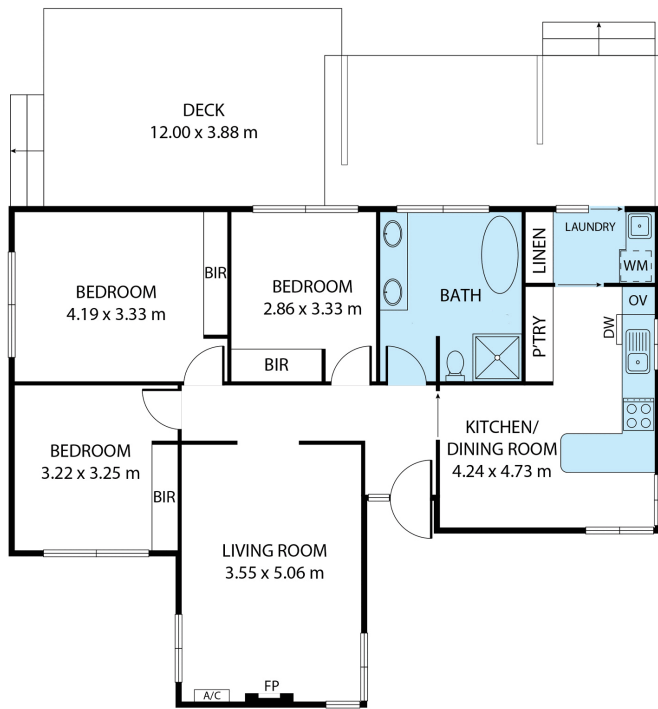
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House area: 91 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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 LJ Hooker