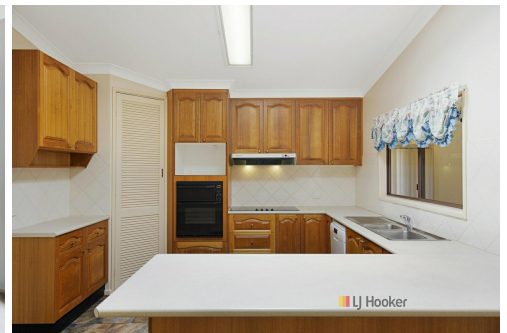
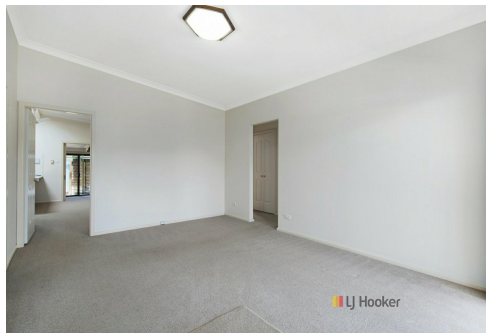




Noraville, 1 Canton Parade

Dual Income - 771sqm Block

1st Inspection - 11am Saturday 9th March 2024 (No inspections available prior)

Positioned in the heart of Noraville is this fantastic opportunity for the astute investor.

The front home has 3 big bedrooms all with robes, 3 living zones, air conditioning, large timber kitchen with dishwasher, big covered entertaining area, private courtyard & parking bays for 2 cars. Currently leased to a fantastic tenant paying \$540 per week.

The rear home is newly built & features - 2 bedrooms with robes & ceiling fans, open plan living with air conditioning, internal access to the oversize garage, plenty of off-street parking, private yard & a 5m x 4m storage shed. Estimated rental return \$490 - \$500 per week.

DISCLAIMER: This advertisement contains information provided by third parties. While all



Disclaimer: 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.

5

2

5

For Sale
Please Call

View
ljhooker.com.au/MGRHPC

Contact
Damian Montgomery
0414 856 932
dmontgomery.budgewoi@ljhooker.com.au
William Davies
0422 082 993
wdavies.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley
(02) 4390 5555

care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

More About this Property

Property ID	MGRHPC
Property Type	House
Land Area	771 m²
Including	Toilets (2)

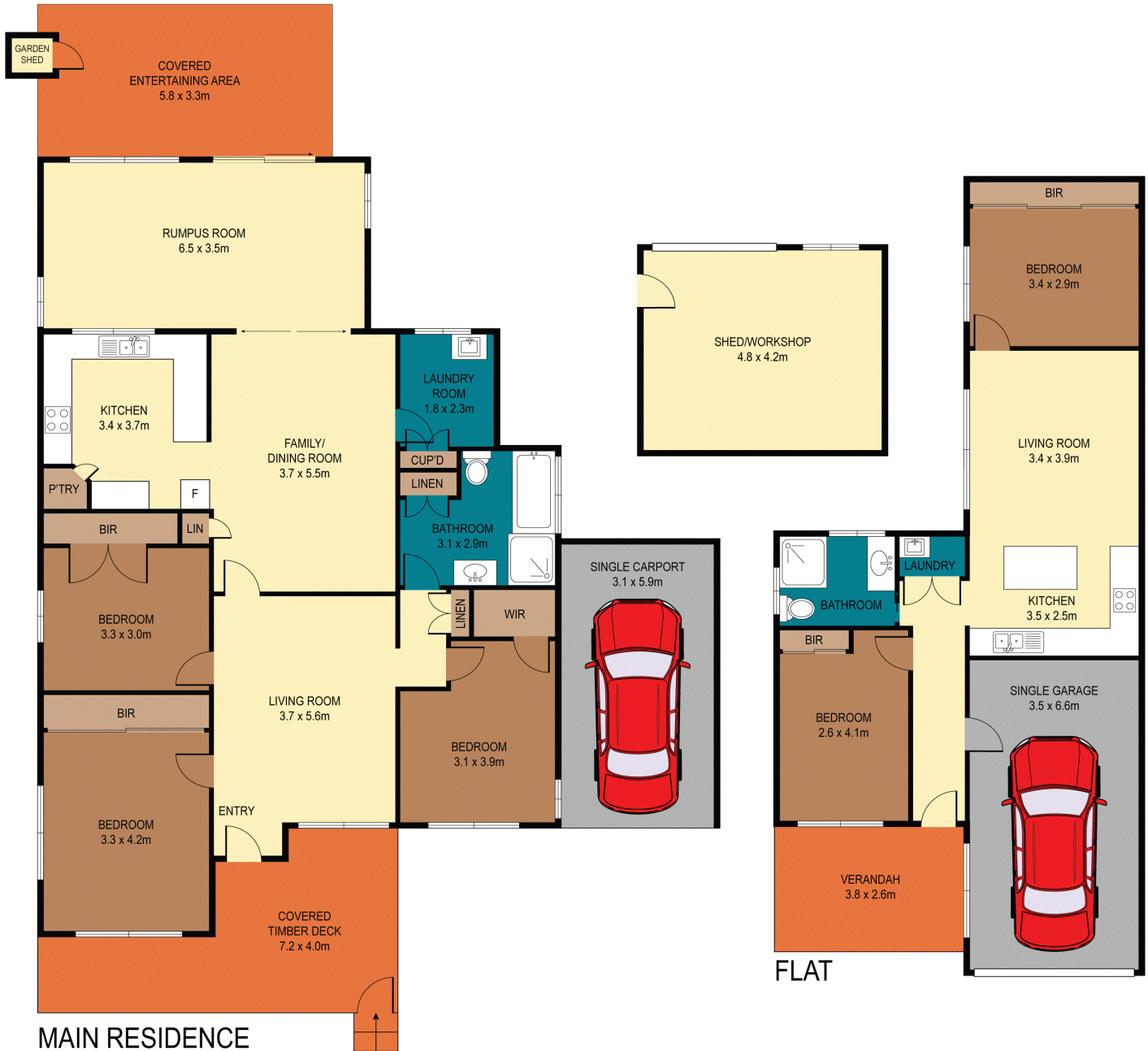
Damian Montgomery 0414 856 932
Principal, Licensed Agent, JP | dmontgomery.budgewoi@ljhooker.com.au
William Davies 0422 082 993
Sales & Licensed Agent | wdavies.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley (02) 4390 5555
85-87 Scenic Drive, BUDGEWOI NSW 2262
budgewoi.ljhooker.com.au | budgewoi@ljhooker.com.au



Disclaimer: 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.

LJ Hooker Budgewoi | Toukley
(02) 4390 5555



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

1 & 1A Canton Parade Noraville