



3 Leonora Parade, Noraville

Council Approved Dual Income!

Positioned on a level 733sqm block of land in Noraville is this immaculate property that offers fantastic returns.

The front home is super spacious and features 3 large bedrooms all with built in robes & ceiling fans, 2 living areas, modern kitchen, updated family bathroom, split system air conditioning, laundry with 2nd toilet, private courtyard with garden shed & off-street parking spaces for at least 2 cars. Estimated rental return \$630pw.

The rear rendered brick dwelling was built in 2018. The home has 2 big bedrooms with built in robes, open plan living, air conditioning, quality bathroom, european laundry, super spacious kitchen with stone benches & a stylish covered entertaining area that overlooks the courtyard. Parking is also a big tick with the wide pebblecrete driveway giving plenty of space for cars/boats/caravans. The current tenant is on a long term lease paying \$450pw.

Homes in this area are highly sought after & we expect this property to attract lots of interest - SO BE QUICK!!! Contact William Davies on 0422 082 993 to arrange an inspection.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the

5 🚗 2 🚤 0 🚐

FOR SALE

Please Call

AGENTS

Damian Montgomery

0414 856 932

dmontgomery.budgewoi@ljhooker.com.au

William Davies

0422 082 993

wdavies.budgewoi@ljhooker.com.au

AGENCY

LJ Hooker Budgewoi | Toukley

(02) 4390 5555

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.



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 DETAILS

Property ID	NEQHPC
Property Type	House
Land Area	733 m2
Including	Air Conditioning
	Toilets (3)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking

Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP |
dmontgomery.budgewoi@ljhooker.com.au

William Davies 0422 082 993

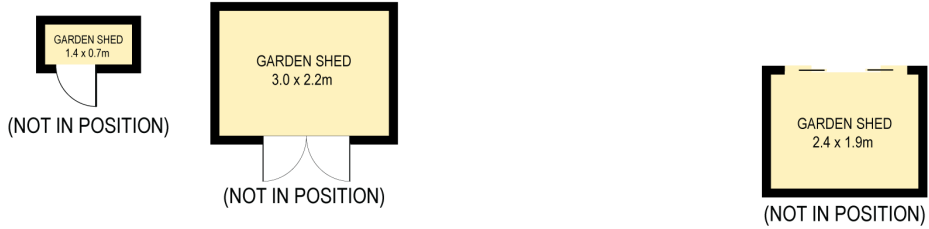
Sales " Licensed Agent | wdavies.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262
budgewoi.ljhooker.com.au | budgewoi@ljhooker.com.au



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.



3



3A

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

3 & 3A Leonora Parade, Norville

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.