



3 Black Street, Norville

DUAL LIVING POTENTIAL | INVEST OR WORK FROM HOME




Positioned in a convenient and family-friendly pocket of Norville, 3 Black Street presents a standout opportunity for buyers seeking flexibility, income potential, or a smart lifestyle upgrade. Whether you're an investor, home business operator, or growing family, this property delivers space, separation, and versatility.

Step inside the main residence to find a light-filled living area, complete with air conditioning and ceiling fans for year-round comfort. Large windows invite in natural light and breezes, creating a relaxed and welcoming feel.

The kitchen is practical and well-appointed, offering ample bench space and storage, with a layout that flows seamlessly into the dining area. Easy access to the outdoor patio makes everyday living and entertaining effortless.

The home features three well-sized bedrooms, ideal for families or those needing additional space for a home office or consulting room.

What truly sets this property apart is the fully detached studio/retreat at the rear.

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FOR SALE
Offers Over \$695,000

VIEW
By Appointment

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 **LJ Hooker**

Complete with its own bedroom and a unique built-in brick bar, this separate space opens the door to multiple uses:

Private home office or consulting space
Potential daycare or home-based business (STCA)
Teenagers' retreat or guest accommodation
Additional rental income opportunity

The separation from the main residence creates privacy and flexibility - a rare and valuable feature in today's market.

The main bathroom includes both a shower and bathtub, with a separate toilet for added convenience.

Outside, a covered entertaining area provides the perfect space for weekend BBQs or relaxed afternoons. The spacious backyard offers room for kids and pets, along with a shed for storage. A long driveway ensures ample off-street parking for multiple vehicles, trailers, or work equipment.

Flexible, functional, and packed with potential - this is a property that works for how people live, work, and invest today.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 1
- Car Accommodation: 3
- Ceiling Fans: Yes
- Air Conditioning: Yes
- Land Size: 809m²

KEY FEATURES:

- Solid brick home in a convenient Norville location
- Spacious living area with unique built-in bar
- Functional kitchen with ample storage
- Four versatile bedrooms
- Bathroom with separate shower, bath & toilet
- Covered outdoor entertaining area
- Large backyard with shed
- Drive-through access with multiple car spaces

RENTAL APPRAISAL: \$650 - \$680 Per Week

OCCUPANCY: Vacant

RATES: Approx. \$1900 per half year

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5km
- Stockland Bundaberg Shopping Centre: 2.0km
- Bundaberg Base Hospital: 3.0km
- Norville State School: 1.5km
- Bundaberg Airport: 4.5km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Jennifer Candy on 0412 103 410.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID 1UBUGTV
Property Type House
Land Area 809 m2
Including Air Conditioning
Toilets (2)
Outdoor Entertaining
Secure Parking

Jonathon Olsen 0409 534 533

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