







4 San Vito Court, Norville

# SPACE, VERSATILITY & LIFESTYLE IN A QUIET NORVILLE SETTING

If space, flexibility and functionality are high on your wish list, 4 San Vito Court is well worth a closer look. Set on a generous 988m2 block in a quiet Norville cul-de-sac, this substantial three-bedroom home offers an impressive 269m2 of floor space, multiple living areas and plenty of room to spread out.

The home features a spacious open-plan kitchen, dining and living area, complemented by a separate media room providing an additional living zone. The master bedroom includes a walk-in robe and ensuite, while two further bedrooms with built-in robes are serviced by the main bathroom.

Two covered outdoor entertaining areas provide plenty of space for BBQs, family gatherings and relaxed outdoor living. One of the standout features is the impressive 6.9m x 9m Color bond shed with integrated office. Ideal for a home business, workshop, hobbies, equipment or additional storage, it adds a level of versatility that is hard to find.

3 2 4

**FOR SALE**
Offers Over $899,000

**VIEW**
Sat 17th Oct @ 10:00AM - 10:30AM

**AGENTS**
Jonathon Olsen
0409 534 533
jolsen@ljhookerbundaberg.com.au

Jack Candy
jack@ljhookerbundaberg.com.au

**AGENCY**
LJ Hooker Bundaberg
(07) 4131 8000

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.

The fully fenced 988m² block also provides plenty of room for children and pets, while the double lock-up garage, air conditioning, solar power and security screens add further practicality.

Located close to schools, shopping, medical facilities and public transport, with Bundaberg CBD only minutes away. With its generous floorplan, large block and exceptional shed facilities, this property offers plenty of space and flexibility for modern family living. Inspection is highly recommended.

AT A GLANCE:
- Bedrooms: 3
- Bathrooms: 2
- Car Accommodation: 2
- Year Built: 2013
- Solar: Yes
- Fully Fenced: Yes
- Air Conditioning: Yes
- Shed: 6.9m x 9m with Integrated Office
- Outdoor Entertaining: Yes

PROPERTY FEATURES:
- Three generous bedrooms with built-in wardrobes
- Private master suite with walk-in robe and ensuite
- Spacious open-plan kitchen, dining and living area
- Separate media room or second living space
- Well-appointed kitchen with excellent bench space and storage
- Two covered outdoor entertaining areas
- Dedicated BBQ entertaining area
- Air conditioning throughout
- Solar power system
- Security screens throughout
- Double lock-up garage
- Impressive 6.9m x 9m Colorbond shed
- Integrated office within the shed
- Excellent additional space for a workshop, business, hobbies or storage
- Fully fenced 988m2 block
- Plenty of room for children and pets
- Quiet cul-de-sac position
- Established outdoor areas
- Conveniently located close to schools, shopping, medical facilities and Bundaberg CBD

OCCUPANCY: Owner Occupied
RATES: Approx. $2,650.00 Per Half Year (excluding water)

DISTANCE TO FACILITIES (APPROX):
- Norville State School: 1.3km
- Bundaberg State High School: 2.4km
- Local shops: 1.5km
- Hinkler Central Shopping Centre: 3.0km
- Bundaberg CBD: 3.7km
- Bundaberg Base Hospital: 3.6km
- Bundaberg Airport: 2.8km

This is a must to inspect! For more information or to arrange your an inspection, please call Jonathon Olsen on 0409 534 533.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office, the Agent and Vendor 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 to determine whether this information is in fact accurate.

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## MORE DETAILS

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|---|---|
| Property ID | 1UTCGTV |
| Property Type | House |
| House Size | 269 m2 |
| Land Area | 988 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Workshop |
| | Built-in-Robes |
| | Fully Fenced |
| | Solar Panels |









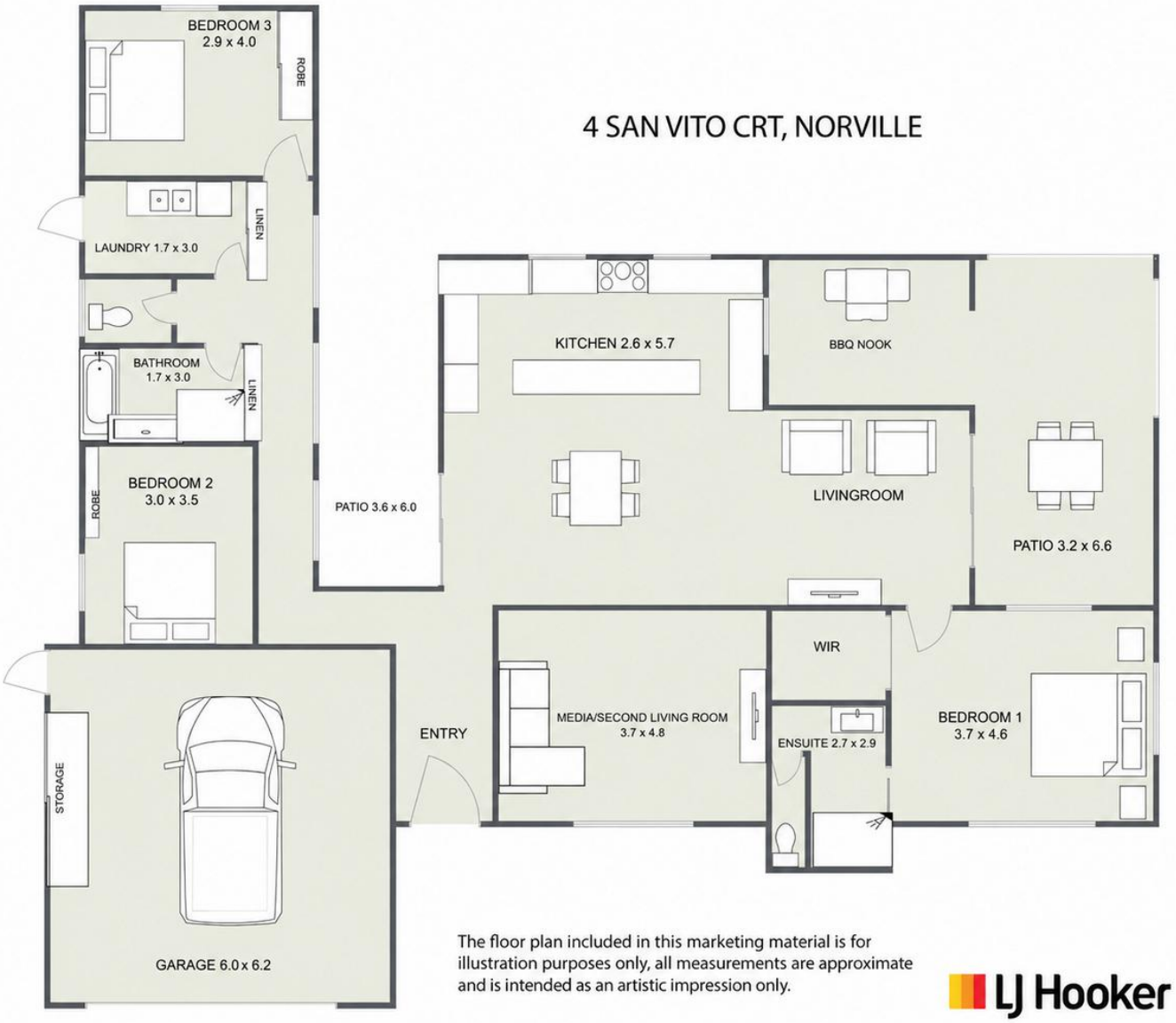


**Jonathon Olsen 0409 534 533**
Principal, Licencee & Auctioneer | jolsen@ljhookerbundaberg.com.au
**Jack Candy**
Sales Associate to Jonathon Olsen | jack@ljhookerbundaberg.com.au

**LJ Hooker Bundaberg (07) 4131 8000**
10 Bourbong Street, BUNDABERG QLD 4670
bundaberg.ljhooker.com.au | admin@ljhookerbundaberg.com.au

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The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only.

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