



28 Katherine Drive, **Normanville**

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### A Valuable Gem Ready For The Polish!

Certainly a rare find indeed, the fortunate investor or home buyer on a budget that finds this property first will bag a bargain!

Without a doubt, the features are numerous & here are just a few:

\* Solid weatherboard construction (Western Red Cedar Timber) painted a lovely white for a traditional look, appealing as a holiday home or a permanent home.

\* Large 903sqm approx block, Katherine Dr is renowned for larger land sizes compared to new subdivisions so room to move & access for caravans, boats, trailers etc.

\* Peaceful location with minimal traffic, an easy stroll to the Village centre & to the Beach, & the kids can walk to school without crossing any roads.

\* Highly appealing verandah decks front & back to relax & take in the picturesque rural views, yes you can even see haybales & cows grazing on the rolling hillsides.

\* Very spacious open plan living combined with extremely spacious bedrooms, the master at one end has own access to the rear deck, a WIR & ensuite.

\* A double garage / shed with space to add another if you choose, or if you are a gardener you can add to the already established garden that benefits from the mature Silver Birch & Chinese Elm trees.

Lastly, the price is not a misprint, this property is priced to represent a fabulous opportunity for someone who can roll up their sleeves to do some cosmetic & minor upgrades which would value add instantly. Don't delay, please call to arrange your appointment, there may never be another chance like this anytime soon!

 903 sqm

**\$298,000**

ID# 12028100873



**Gail Copley**  
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