

10/96 Norman Crescent, Norman Park, Qld 4170



Sold Unit

Saturday, 2 March 2024

10/96 Norman Crescent, Norman Park, Qld 4170

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Michael Spillane

\$640,000

Occupying an impressive 121m², this fabulous unit is the perfect choice for young couples, professionals or those that simply crave a 'no-maintenance' lifestyle. Situated on the third floor of this boutique complex of only 24 residences, this immaculate unit provides a very liveable floor plan with abundant space. As you arrive at the front of the complex, you'll first note just how close you are to the Citycat, parks, arterial roads, restaurants, cafes and of course, the Brisbane CBD which is less than 4km away. You'll open the front security door and ascend the short staircase until you arrive at Unit 10. Head inside and wander straight through to the huge air-conditioned open plan living and meals area that's far larger than you'll find in most units across the entire city...and especially in this 'blue chip' location. This area flows effortlessly from the neat and very functional kitchen that features plenty of cupboards (including a built-in pantry), a lovely tiled splash back and a selection of quality appliances including a dishwasher, an electric ceramic cook top, a stainless steel range hood and a stainless steel oven – everything you need to cook up your favourite meal, whatever that may be. Open the giant glass sliding doors and you'll expose the expansive balcony that's truly a sensational place to relax with a drink in hand, or entertain to your hearts' content – quite truly, this seamless convergence of the outdoor balcony and the indoor living space is a real highlight of this stunning property. Look a little to your left and you'll take in the glorious vista of the Brisbane River – just imagine hosting a gathering with plenty of drinks on 'Riverfire' night where you won't even need to leave your home to enjoy the fireworks. Back inside, you'll head your way to the main bedroom that features a big walk-in robe, a split system air-conditioner, a lovely ensuite with a shower, bath and vanity and finally, a private balcony which is the perfect place to relax with an early morning latte before you start your day. Bedroom two is also very generously sized and offers a mirrored built-in robe...and right nearby, you'll find the main bathroom that offers shower, neat vanity, toilet and handy laundry area. Head back downstairs and you'll love the convenience of the communal gymnasium and also the crystal clear in-ground swimming pool...and best of all, with only a handful of properties in this complex, these facilities are rarely used and very available for your use. You'll then find the car park which is a secured area...and one of the unique features of Unit 10 is that it provides 2 tandem car spaces...one of the few properties within the complex that does! The Body Corporate fees are quite reasonable, especially given the impressive communal facilities. And finally, the best aspect of this fabulous property is the price – a 'more than reasonable' asking price, especially given the river aspect, the sheer size and neat condition. With properties in the area selling like 'hot cakes', make sure you prioritise the open home for this one before someone else snaps it up! A summary of features includes:

- Immaculate 3rd floor unit in a boutique complex of only 24 residences
- Huge 121m² in size
- Spacious open plan living and meals area with air-conditioning
- Generously sized kitchen with quality appliances as well as plenty of bench and cupboard space
- Sensational outdoor entertainment area with uninterrupted views of the Brisbane River
- Main bedroom with big walk-in robe, air-conditioning, a lovely ensuite and a private balcony
- Big second bedroom with a mirrored built-in robe
- Two fabulous bathrooms that are each quite large
- Two tandem car spaces in the secured garage
- Security entrance with intercom system
- Crystal clear in-ground salt water swimming pool in the complex
- Air-conditioned gymnasium in the complex
- Very reasonable Body Corporate fees
- Fantastic location that's very close to the Citycat, buses, parks, schools, shops, restaurants and cafes

Only 4km to the Brisbane CBD. This gorgeous unit has all of the trademarks of a quick sale – plenty of space, a boutique complex with excellent facilities, a spectacular river view and a prime location with everything at your fingertips...and given the rapid rise of interest rates, properties in this price range are selling at incredible speeds – Be Quick! The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.