

**111 Norman Avenue, Norman Park, Qld 4170**

Place. **P**

**Sold House**

Tuesday, 19 March 2024

111 Norman Avenue, Norman Park, Qld 4170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



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## Contact agent

Introducing a captivating blend of modern elegance and timeless Queensland charm, this stunning four-bedroom property offers a haven for families and entertainers alike. Nestled on a spacious 405sqm allotment, this dual-level residence is thoughtfully designed to maximize both comfort and style, creating a warm and inviting atmosphere that welcomes you home. From the moment you step inside, you're greeted by the welcoming ambiance of oak floors, lofty ceilings, VJ walls, and plantation shutters, showcasing the perfect fusion of contemporary design with classic Queensland features. The heart of the home unfolds seamlessly from the external staircase, leading into a spacious lounge room and further into a generous open plan living and dining area. The kitchen is a chef's delight, boasting a 3.2 x 1.1-metre breakfast bar, stunning waterfall stone benchtops, two ovens, a gas cooktop, two dishwashers, and a convenient butler's pantry. Step outside to the connecting rear balcony, offering serene views of the landscaped yard below and the lush surrounding canopy. Retreat to the luxurious master bedroom on the upper level, complete with a walk-in robe and an opulent ensuite featuring a separate shower and freestanding bath. Downstairs, three additional bedrooms with built-in robes are complemented by a well-appointed main bathroom and a second living area, providing ample space for the whole family. Entertain in style in the breezy alfresco area, complete with an enviable outdoor kitchen featuring a built-in barbecue. The fully fenced grassed rear yard and established gardens offer plenty of space for children to play and adults to relax. Practical features abound, including a dual carport and a spacious 6 x 6-metre shed ideal for housing vehicles or converting into a home studio. Ample storage options, ducted air-conditioning, ceiling fans, and LED lighting throughout enhance the comfort and convenience of this home. Furthermore, this property boasts 10kw of solar power, still under warranty, guaranteeing long-term energy efficiency and significant cost savings. The rear access to the 6 x 6-meter shed is via council land, based on council records confirming that this area will not be utilized for residential or development purposes in the future, as it falls under State vegetation land. Conveniently located just a 10-minute drive from the CBD, this superb residence also enjoys proximity to Norman Park Dog Park and Norman Park train station, providing easy access to local amenities. With Norman Park State School and Coorparoo Secondary College catchment areas, as well as nearby prestigious schools such as Anglican Church Grammar School, Lourdes Hill College, and Saint Thomas Catholic Primary School, this home offers the ultimate in family living. Don't miss out on the opportunity to make this incredible property your own. Call today to arrange an inspection and experience the unparalleled lifestyle on offer. Disclaimer: This property is being sold by auction or without a price, and therefore, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.