

**114 Kingsbury Street, Norman Park, Qld 4170**



**House For Sale**

Monday, 29 April 2024

114 Kingsbury Street, Norman Park, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## Auction

Architecturally designed and with phenomenal city views, 114 Kingsbury Street is ready to sweep you off your feet at first glance; but be prepared to fall ever more deeply in love with every step you take through its exquisitely appointed, multi-level open-plan modern interior - designed and decorated with impeccable taste and thought. Highlights:- A design masterpiece of 4 split floors with soaring ceilings, voids, gallery-style windows- Striking mixed-material facade of sleek, angled lines framed by lush landscaping front & back- Panoramic city views from across the living, dining & kitchen area + rear entertaining deck- Keyless entry, wi-fi A/C, external electric blinds, outdoor heater, app-operated irrigation- Walk to prized local state schools, prestige private institutions, cafes, parks, train & bus The vibrant red of the front door of this incredible residence is the perfect welcoming touch, drawing you towards it as you step off the leafy street and up the short drive to the secure single garage. Inside, the masterfully designed, split-level floor plan - connected by polished timber floors and solid timber staircases with steel wire balustrades - creates not just interest, but flexibility for the modern family. Everywhere, natural light pours through expansive walls of gallery-style windows across architectural voids and billowing raked ceilings. It's simply a spectacular sight to behold! The heart of the home is the light-filled open-plan kitchen, living and dining zone that opens onto a timber-decked entertaining area and is overlooked by both a study nook and a separate multi-purpose space with storage alcove that could function as a second sitting area, a home office or fourth bedroom. Three massive window banks run along one side of the living and dining area - providing views across the district to the city skyline that will have you the envy of all your friends - especially when it's time for NYE fireworks or riverfire! If the mood chooses though, you have the option for total privacy in this social space with auto-controlled external blinds. A combustion fireplace ensures winters are cosy, while A/C and fans keep things cool through the warmer months. Dark-hued stone bench tops stretch across abundant white joinery in what is a huge and highly functional kitchen fitted with a big gas hob, under mount oven, a dishwasher, and a pair of display cabinets either side of a statement rangehood. There's easy access from here to the spacious timber deck where a raked roofline and open sides ensure uninterrupted views across this leafy character-filled suburb to the twinkling city lights. And, thanks to the overhead heater, you can entertain out here however low the temp goes! On the accommodation front, there are three plush carpeted, air-conditioned bedrooms - two served by a main full bathroom. The master retreat boasts a generous walk-in wardrobe, an ensuite with a bath, and a private covered timber deck overlooking the lush gardens out back. The front-facing bedroom also has the use of an outdoor space, with glass sliders opening onto a tranquil patio embraced by a serene tree canopy. Outside, an app-controlled Be-hyve irrigation system hooked up to the rainwater tank keeps the lawns and surrounding landscaped gardens - which includes a productive lime tree - lush. There's a garden shed for tools or convert it to a cubby house if you'd prefer! From this beautiful family sanctuary, it's a breezy stroll to city buses, Avenues ELC, Norman Park State School, and a bunch of local cafes like Dovetail and Clancy's. A slightly longer stretch on foot, or a cruisy car trip, gets you at Churchie, Lourdes Hill College, Wilson Park, or Norman Park train station in next to time. With inner-city convenience and the views to match, this exceptional home is the essence of contemporary living. Contact Peter Florentzos & Kathy Lu today for more information. AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.