

**12/45 Norman Street, St James, WA 6102**

**Harcourts** Prestige

**Townhouse For Sale**

Friday, 13 October 2023

12/45 Norman Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 196 m2**

**Type: Townhouse**



Gurinder Singh  
0412347896



Gurwinder Grewal  
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## Presenting Offers!

Ultimate Value 3x2 Close To Victoria Park!!Nestled in the heart of St James, 12/45Norman street presents a modern residence offering three bedrooms, two, bathrooms, and great features designed for sophisticated, low-maintenance living. Entering securely from the front portico or directly via secure garage, the contemporary design immediately captivates.It is designed to facilitate easy-care and functional flexibility.This elegant home boasts an ensuite, spacious bedrooms, and a host of amenities tailored for those seeking both style and convenience.The master bedroom features a private ensuite and walk in robe, additionally, two more generously sized bedrooms offer ample space and natural light and are well serviced by the main bathroom with bathtub.For those seeking a dynamic lifestyle, this location is perfect. Additionally, the proximity to Perth's CBD ensures that you're never far from the action.Perfect for down sizers, investors and first home buyers!!What we love:-Open Plan Contemporary Living- Master bedroom with walk-in robe- Good sized bedrooms fit double/queen bed- 2 bathroom- Lock up garage- Security alarm system- Reverse cycle split air-conditioning- Own courtyard- Separated storage space outside the home-Privacy And ComfortCall us now to get a viewing time!!Block Size: 196m2Year Built: 2006Local Council: City of CanningLot 12 on Strata Plan 048593Vol/Fol: 2630/780This is a great opportunity and is convenient in every way, come down to view it! If you would like more information or to arrange a private viewing please contact Gurinder Singh on0412347896 or [gurinder@harcourtsprestige.com.au](mailto:gurinder@harcourtsprestige.com.au)Disclaimer:Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information.