

13 Bodalla Street, Norman Park, Qld 4170

Place. 

House For Sale

Tuesday, 14 November 2023

13 Bodalla Street, Norman Park, Qld 4170

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 787 m2

Type: House



Meagan Muir
0410625536

Auction

Auction Location: In-Rooms (140 Oxford Street, Bulimba) Welcome Home! This meticulously renovated 1950s character residence in Norman Park is a stunning property that seamlessly blends traditional Queenslander elements with contemporary finishes, offering a luxurious and comfortable living experience like no other. With a spacious and carefully designed floorplan, this property is sizeable in design and certainly caters for the growing family...look no further! As you step inside, be greeted by the soaring ceilings that gracefully adorn the interior, creating an air of expansiveness that seamlessly merges with the fresh, contemporary finishes. The thoughtfully designed floorplan effortlessly harmonizes a predominantly single-level living experience, enhancing both privacy and functionality. Indulge in the luxuries of this prestigious abode, which boasts an array of distinguished features. The kitchen and dining area gracefully extend to a rear alfresco entertaining deck, while a butler's pantry and top-of-the-line European appliances, including a Miele oven, induction cooktop, and integrated coffee machine, elevate the culinary experience. A striking bar and wine display await connoisseurs of fine living, and four generously appointed bedrooms, complete with robes, offer ample accommodation, with the master suite featuring a lavish ensuite and a walk-in robe. Further enhancing the ambiance are the meticulously selected details, such as zoned ducted air-conditioning, gleaming hardwood floors, VJ walls, and the charming bay and leadlight windows, all contributing to an atmosphere of timeless refinement. Nestled within lush surrounds, the garden a relaxed backdrop featuring a firepit area and a raised vegetable patch. Moreover, it offers ample space and accessibility to add a swimming pool *STCA. The lower level of the residence offers an array of conveniences, including a superbly fitted laundry with a convenient laundry chute from upstairs, four covered car spaces, a secure workshop, and an abundance of storage. This versatile space is capable of accommodating jet-skis, surfboards, bikes, boats, and even a caravan, ensuring all your recreational and storage needs are met. This exclusive address affords you the best of both worlds, with inner-city accessibility and suburban tranquility harmoniously coexisting. Within walking distance, you'll find Mowbray Park and the City Cat terminal, as well as an array of cafes, restaurants, shops, the Anglican Church Grammar School, and bus services to St Margaret's. It also falls within the coveted catchment area of the Norman Park State School. Moreover, you'll be just minutes away from the vibrant lifestyle precincts of Hawthorne, Bulimba, Coorparoo, New Farm, and Southbank, as well as having convenient access to the Clem7 and Airport Link tunnels, with the heart of the CBD less than 3km away. Our instructions are extremely clear – this property will be sold at public auction inrooms (140 Oxford Street Bulimba) Saturday 9th December at 12PM (unless sold prior). Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement on 30 days from contract date. Please call or email teammuir@eplace.com.au to register to bid. An opportunity of this caliber is rare, and this superb property is poised to be swiftly acquired by its discerning new owner. Don't miss your chance to call this prestigious residence your own, as it represents a pinnacle of luxurious living. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not 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.