

**14 Hope Street, Norman Park, Qld 4170**



**House For Sale**

Monday, 29 April 2024

14 Hope Street, Norman Park, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



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## Auction

Pristine charm is matched with modern sophistication in this gorgeous, three-bedroom family residence, nestled on a generous 607 sqm block directly opposite Vectis Street Park. This exceptional property is designed with dual-living capabilities, featuring a downstairs suite complete with a kitchen, lounge, bathroom, and multipurpose room. Ascend to a spacious open-plan sunroom, living and dining area with a contemporary kitchen, perfect for the modern family. Outside, indulge in the outdoor entertainment possibilities with a deck, patio, and a lush garden terrace in the expansive fenced backyard. Enjoy the convenience of living within walking distance of Norman Park Train Station, schools, parks, and the Brisbane River, placing you in the heart of inner-city living.

**Key Highlights:-** Pristine and charming three-bedroom family home on a large 607 sqm block.- Dual-living potential with kitchen, lounge, bathroom and multipurpose or 4th bedroom downstairs.- Spacious and modern open-plan layout upstairs with stylish kitchen.- Excellent outdoor entertainer with large deck, patio and terrace, all with lush garden views.- Superb inner-city location near schools, parks, Brisbane River and transport links.

Norman Park, an incredible inner-city suburb, offers sensational convenience and lifestyle benefits. Positioned right across from Vectis Street Park, this area is a gateway to everyday essentials and urban delights. Enjoy easy access to public transport, educational institutions, and Coorparoo Square, providing a comprehensive mix of dining, shopping, and entertainment options. With the Brisbane River merely steps away, residents benefit from peaceful riverside walks and quick commutes to the CBD.

**Local Amenities:-** 350 m to nearest bus stop- 450 m to Norman Park Train Station- 900 m to Coorparoo Secondary College- 1 km to Canossa Kindergarten- 1.5 km to Norman Park State School- 1.7 km to Saint Thomas Catholic Primary School- 1.8 km to Coorparoo Square- 2.3 km to Villanova College- 5.2 km to Brisbane's CBD

Located in a leafy enclave with plentiful parklands, this home sits majestically across from the parklands. The residence is beautifully presented with a double garage and brick and timber-clad facade, complemented by lush front gardens and a cosy front porch, inviting you into a world where functionality meets aesthetic appeal.

The lower level offers an excellent opportunity for dual-living or multigenerational living. It includes a large, tiled lounge with modern lighting, overlooking a neat kitchen, along with an original tidy bathroom, and a versatile tiled multipurpose room ideal for use as an office or additional bedroom. This floor also provides access to a spacious patio, offering serene views of the verdant gardens, perfect for tranquil retreats.

Ascending to the upper level, you're greeted by an open-plan design featuring a carpeted lounge, timber-floored dining area, and sunroom--perfect spaces for relaxation and social gatherings. This level is enhanced with sophisticated bi-fold doors opening onto a lengthy balcony and a large rear deck, setting the stage for memorable evening drinks and weekend barbecues.

At the centre of the upper floor is the contemporary kitchen, which boasts extensive cabinetry, stone countertops, and modern conveniences including a dishwasher. Classy bi-fold servery windows are a versatile and stylish addition, making entertaining a breeze.

The upper floor houses three carpeted bedrooms, each equipped with ceiling fans and built-in robes. These rooms share access to two elegantly appointed bathrooms, each featuring dual vanities, reflecting the home's overall sophistication.

The home's outdoor area is an entertainer's paradise, featuring a large terrace alongside the spacious deck and patio. Set within a generously sized, fenced backyard with flourishing gardens and a handy shed, it's the perfect setting for grand alfresco gatherings.

This elegant home offers a lifestyle of convenience, versatility and elegance in Norman Park. To truly appreciate what makes this property a rare find, contact Peter Florentzos or Kathy Lu for a private viewing and immerse yourself in the sophistication that awaits.

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