

32 Norm Street, Kenmore, Qld 4069



House For Sale

Friday, 3 May 2024

32 Norm Street, Kenmore, Qld 4069

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 607 m2

Type: House



Liz Browning

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For Sale

Perched on an elevated position in a cul-de-sac street, this residence provides a rare opportunity for dual living or family living with great separation. Ideal for extended families or those seeking additional income, this property offers two fully self-contained levels, making it a versatile option for families and those looking for dual living arrangements. The main part of the home on the upper level retains its original charm with solid timber flooring and classic casement windows, complemented by modern amenities for comfortable living. Four bedrooms with built-in robes, split system air-conditioners, and ceiling fans offer ample accommodation. The spacious main suite features a walk-in robe, built-in robe, and an ensuite. The open plan living, kitchen, and dining area, filled with natural light, create a welcoming atmosphere. Outside, the back deck provides a perfect space for entertaining while overlooking the fenced backyard, where children and pets can play securely. Downstairs, a fully self-contained flat with a second living area and kitchen provide an ideal space for teenagers, multi-generational living, guests, office space, or dual living arrangements. This level features a bedroom, combined bathroom and laundry, offering a comfortable and private retreat. With its own separate access and a door to close off from the rest of the home, this level provides privacy and convenience. Additionally, this space could serve as a fantastic work-from-home office, offering a separate entrance for clients and visitors. Set in a convenient location, this home is just a few minutes' walk to the Kenmore Plaza shopping precinct in one direction, and Kenmore Village in the other. Enjoy easy access to a variety of health, lifestyle, and community services, as well as the convenience of a regular bus service. Access to Moggill Road via a walkway from the end of the cul-de-sac adds to the convenience of this location.

HOME FEATURES: - Two living spaces offering great separation- Dual living opportunity with two fully self-contained levels- All bedrooms with built-in robes and split system air-conditioners- Lovely timber flooring on the upper level- 6 x split system air-conditioners- Fenced rear yard for children and pets - Spacious deck - Flat grass space - 7.8kW solar system- 607sqm block- Council Rates \$714.55/qtr - less for owner occupied

LOCATION:- Kenmore State School Catchment (Prep to Year 6)- Kenmore State High School Catchment (Year 7 to Year 12)- Close to a great assortment of many sought-after private schools including Our Lady of The Rosary School, Brisbane Montessori School, Ambrose Treacy College, Brisbane Boys College, St Peters Lutheran College, Holy Family Primary School, Brigidine College, Stuartholme School, Queensland Academy for Science Mathematics and Technology & Mancel College- Access to Moggill Road via a walkway from the end of the cul-de-sac- Short walk to local bus stop - 350m to Kenmore Plaza Shopping Centre - 600m to Kenmore Village Shopping Centre - 9km from Brisbane CBD- 3km to Indooroopilly Shopping Centre- 22-minute drive to Brisbane airport using the Legacy Way Tunnel