

**4/14 Norman Street, Woolloowin, Qld 4030**



**Sold Townhouse**

Monday, 14 August 2023

4/14 Norman Street, Woolloowin, Qld 4030

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 216 m2**

**Type: Townhouse**



Tamara Borghardt  
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Nathan Borghardt  
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**\$845,000**

Tamara & Nathan Borghardt are proud to present to you a rare, 3 level, 3 bedroom, 3 bathroom townhouse at 4/14 Norman Street, Woolloowin. Approx. 216m<sup>2</sup> in under roof space, built in 2017 and in a complex of only four, this remarkable, modern abode embraces modern warmth and style. Crafted with attention to detail, this residence welcomes you inside with a beautiful sense of architectural, exclusive elegance. Some of our favourite features include: Downstairs: \* Retreat to your excluded bedroom complete with air conditioning, ceiling fan, double mirror built in wardrobe, ultra modern ensuite and escape to your own private, paved courtyard through a glass sliding door. \* Double remote garage with laundry and under stair storage Leading up the timber staircase you have the light filled middle level, featuring: \* Open plan, living, kitchen, dining, seamlessly flowing out to your balcony, perfect for all year round bbqs \* Ultra modern kitchen with caesarstone benchtops, electric appliances including electric cooktop, oven and dishwasher \* Separate study nook \* Stunning timber look flooring and timber feature wall \* Zoned Ducted air conditioning Leading up the second timber staircase, you will find: \* 2nd bedroom with a walk in wardrobe, ceiling fan and own ensuite \* 3rd bedroom with a ceiling fan, double built in wardrobe and its own separate bathroom \* Zoned ducted air conditioning This property has been custom designed and is complete with quality fixtures and fittings throughout. Leave the car keys at home and stroll to Kedron Park Hotel, schools, cafes, shops and public transport direct to Brisbane City, plus so much more. \*\* Calling all Investors - there are current tenants in place who are looking to stay long term if they can. Their current lease expires on the 1st September 2023. Currently paying \$630 per week, however, there is an opportunity to increase to \$730-\$750 per week in line with the current rental market. \*\*\* Body corporate fees approx \$657 per quarter - this includes building insurance. School catchments: Woolloowin State Primary School and Kedron State High School Close Proximity to: • Lutwyche City Shopping Centre 700m • Woolloowin State School 1.1km • Kedron State High School 900m • Brisbane CBD 8km \*\* Disclaimer: North Brisbane Real Estate doesn't take responsibility for any errors made at the time of advertising this property. Prospective Purchasers are encouraged to do their own research \*\*