

6 Normanby Terrace, Kelvin Grove, Qld 4059

House For Sale

Wednesday, 1 May 2024

Place. 

6 Normanby Terrace, Kelvin Grove, Qld 4059

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 406 m2

Type: House



Alan Woo

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Eloise Smith

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For Sale Now

Less than 2.5km from the CBD and short walking distance to Victoria Park, 6 Normanby Terrace is located in one of Brisbane's most sought-after inner-city suburbs and this charming, renovated queenslander offers a level of space and comfort, complete with spacious informal sitting area, airy living and dining spaces, separate multi-purpose studio and well-manicured rear yard. Recently repainted and engineered timber flooring updated throughout, this property is set amongst established residences on a quiet and family-friendly street and within walking distance to shops, cafes, supermarkets, QUT and a selection of schooling options (Brisbane Grammar, Kelvin Grove State College and Queensland Academy Creative Industries). The renovated queenslander includes traditional features like VJ walls, lofty ceilings, breezeways, wide front verandah, central hallway to maximize airflow and spanning off the hallway with a collection of oversized bedrooms and sitting room at the front. The lounge area is very spacious with high ceilings, ceiling fan and air conditioning. The renovated bathroom with combined bathtub and shower is spacious, bright and airy with abundance of natural lighting and ventilation. The beautifully crafted, timber toned galley style kitchen comes with traditional paned windows and includes a breakfast bar, good quality appliances with ample of storage and air conditioning. The kitchen flows seamlessly to a light filled alfresco dining area with sliding glass doors to the tropical backyard. At the rear of the property includes a standalone multi-purpose studio, which serves as a gym/yoga room and laundry with beautiful outlook of the tropical garden. Many, summer and winter evenings are sure to be spent making the most of this incredible indoor space for relaxation and peaceful retreat. Location: Kelvin Grove is a small inner-city suburb within a short 2.5km to the CBD, near the Royal Brisbane and Women's Hospital, Victoria Park, Kelvin Grove State College, Kelvin Grove Urban Village, and ideally located for the significant student population that studies at the nearby Queensland University of Technology and University of Queensland. It is walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. Close proximity to major roads, busways and bike paths offers multiple options for travelling into Fortitude Valley, Southbank and the CBD. Easy access to the tunnels puts you just 20 minutes from the airport and allows for quick getaways to the coasts. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Kelvin Grove and only 5mins drive from the CBD and benefit from future capital growth. Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.