

**13/208 Norman Avenue, Norman Park, QLD, 4170**



## **Apartment For Sale**

Thursday, 24 October 2024

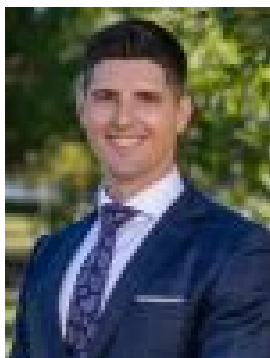
13/208 Norman Avenue, Norman Park, QLD, 4170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Caleb Mayberry  
0414715101

**A boutique residential offering, this exquisite ground-floor apartment boasts a sensational central location within the exclusive 'Ballade Residences'**

Auction, Wednesday 13th November at 5:30pm | In-room at Ray White Ascot

Featuring a spacious two-bedroom, two-bathroom design and a coveted ground-floor position at the rear of the complex, the property is perfect for buyers seeking room for relaxed living, entertaining, young children or pets. Impeccably adorned with a range of premium appointments, including lofty ceilings, engineered timber floors, stone benchtops and ducted air-conditioning, the superior style and thoughtful composition create an unrivalled living experience. Effortlessly integrating the indoor and outdoor living zones, the light-filled lounge and dining area flows off the stunning waterfall kitchen and out to the expansive alfresco courtyard via floor-to-ceiling glass doors. Unveiling a beautiful garden backdrop and enclosable shutters to separate the undercover and open spaces, the courtyard forms a private oasis amongst the greenery. When guests arrive, host parties outdoors or ascend to Ballade Residences' extraordinary rooftop terrace, which boasts scenic spaces to wine and dine with enchanting 360-degree views across Brisbane.

**Property highlights:**

- Exclusive ground-floor apartment in Ballade Residences
- Open living and dining area with engineered timber floors
- Waterfall stonetop kitchen featuring premium appliances
- Private garden courtyard with enclosable shutters
- Master suite featuring a walk-in robe, ensuite and courtyard access
- Second bedroom featuring a built-in robe and courtyard access
- Second modern bathroom and a separate internal laundry
- Single secure car space and a storage cage
- Ducted air-conditioning and video intercom
- Rooftop terrace capturing 360-degree outlooks over Brisbane

In a superb position, you can walk across the street to Norman Park train station, stroll down the road to parks, playgrounds and bike paths, drive 13 minutes to the CBD, and easily access the city's best schools. Cafes and restaurants are close at hand at The Corso and Coorparoo Square, and nearby Martha Street, Camp Hill Marketplace, and Oxford Street offer spectacular shopping and dining.

Courtyard apartments are ever popular and this beautiful residence will prove no different. It will sell at public auction on the 13th November at 5:30pm if not sold prior, so call Caleb Mayberry on 0414 715 101 today for a chance to call it yours.

Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.