

**5/208 Norman Ave, Norman Park, Qld 4170**

**Apartment For Sale**

Wednesday, 10 July 2024



5/208 Norman Ave, Norman Park, Qld 4170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Vera Vukolic  
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## Expression of Interest

Welcome to Ballade Residence, this exclusive luxury apartment boasts a sensational central location in Norman Park's sought after Poet's Corner precinct. This sophisticated property offers an unparalleled blend of elegance, comfort, and modern design. Featuring a spacious ground floor two-bedroom, two-bathroom design, the property is perfect for buyers seeking room for relaxed living and entertaining. Impeccably designed with a range of premium fixtures, including, high ceilings with industrial concrete finish, engineered timber floors, stone benchtops and ducted air-conditioning, the superior style and thoughtful combination of interior design creates an unrivalled living experience. Effortlessly integrating the indoor and outdoor living zones, with sliding floor-to-ceiling glass doors creating a light-filled lounge and dining area. The open plan living area includes a stunning kitchen featuring stone bench tops with waterfall edge, high end appliances and integrated dishwasher. Investment potential with rental returns of \$750-\$800p/w

Property features: \*Two-bedroom ground floor villa \*Two bathrooms \*Outdoor entertaining area \*High ceilings \*Gourmet kitchen with luxury finishes \*Video Security and intercom with facial recognition technology

Ballade Residence features: \*Extraordinary rooftop terrace, with 360-degree views of Brisbane. \*Secure car space and storage cage plus bike storage and ample visitor parking

Location: \*Walk across the street to Norman Park train station \*Walking distance to parks, playgrounds and bike paths \*12-minute drive to the CBD \*5-minute walk to 'Churchie' Anglican Church Grammar School \*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. More photos to come, contact Vera Vukolic for more information 0401 133 809.

Disclaimer: All of the information contained herein is gathered from sources we consider to be reliable. However; we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.