

**31 Russell Avenue, Norman Park, Qld 4170**

Place. **P**

**House For Sale**

Monday, 8 July 2024

31 Russell Avenue, Norman Park, Qld 4170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Paula Pearce  
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## Auction

Auction Location: In Rooms - 140 Oxford Street, Bulimba Nestled on a prime 405sqm block, this dual-level property boasts a large rear yard and fantastic entertainment options. Also featuring tasteful updates and a coveted address, this outstanding residence is just a leisurely stroll from Perth Street Park's playgrounds and city-bound bus stops. Showcasing an updated painted roof and facade, the home also benefits from original timber floors and a versatile neutral colour palette. Step inside to discover a generous open-plan living and dining area on the property's upper level. A superb adjoining kitchen displays a breakfast bar, a tiled splashback and ample cupboard storage. There is also a covered rear deck with incredible city views that you will love sharing with guests. A superbly situated block with the potential for complete city views if you decide to build upwards STCA. Also on this level, three sizeable bedrooms are serviced by a tidy main bathroom encompassing a separate shower and bath. Downstairs, a covered patio leads to a large fully-fenced grassed rear yard fringed by mature gardens. Additional details include a secure dual tandem garage with lock-up storage, an internal laundry, air-conditioning and ceiling fans. Close to a plethora of shops and dining options, this exceptional residence is only a stone's throw from Seven Hills Bushland's scenic walking tracks and the Norman Park train station. Camp Hill Marketplace, the fashionable Martha Street café precinct and Whites Hill Reserve's sporting facilities are nearby. Falling within the Seven Hills State School and Whites Hill State College catchment areas, this incredible home is also a short distance from Saint Martin's Catholic Primary School, San Sisto College and Saint Thomas Catholic Primary School. Do not delay – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.