

**2/46 Norman Street, Annerley, Qld 4103**

**YOUR HAVEN REALTY**

**Sold Townhouse**

Wednesday, 19 June 2024

2/46 Norman Street, Annerley, Qld 4103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 138 m2**

**Type: Townhouse**



Nick Kruger  
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**\$825,000**

**\*ANOTHER PROPERTY SOLD BY NICK KRUGER & THE YOUR HAVEN REALTY TEAM\***This stylish townhouse is located in a quiet yet popular street of Annerley and nestled between two parks. Location is everything, and this townhouse is superbly positioned. The ground floor benefits from an open plan layout, 2.7m high ceilings and air conditioning servicing the whole downstairs area. The well-planned modern kitchen has stainless steel appliances, breakfast bar and plenty of storage. Step outside and you have a low maintenance courtyard which has tuff turf (fake grass). Upstairs, there are 3 generous sized bedrooms also of which have built in wardrobes and air conditioning. The master bedroom has a step-in robe, ensuite bathroom and small balcony overlooking Vallely St park (which features a flying fox). The 2 additional bedrooms are serviced by the main bathroom. **Highlighted Features Include:** \* Open plan living with high 2.7m ceilings\* Good indoor/outdoor flow to the covered patio\* Modern kitchen with stainless steel appliances, dishwasher, gas cooktop\* Air conditioning in the living area and all bedrooms, four units in total\* Low maintenance living, tiled kitchen/dinning and carpeted bedrooms\* Single remote garage with laundry and plenty of storage space\* Security doors and windows throughout\* Three generous sized bedrooms, two with mirrored built-in robes and master with walk-in robe\* Two bathrooms on the second floor and powder room on the ground floor\* Only 5km from the CBD, less then 15 minutes on the train\* Walking distance to local shops, hospitals and public transport\* Right next door to Vallely St Park - has a flying fox\* Water tank\* Small complex, one of five and built new in 2009. Location is everything, and this townhouse is superbly positioned. Just minutes from Fairfield Train station, a short stroll to Fairfield Gardens Shopping Centre and a number of trendy cafes. Close to the PA hospital and a short bike ride across Green Bridge and you'll find yourself at the University of Queensland. You do not want to miss out on this opportunity! Call Nick Kruger on 0427 262 698 to organise an inspection today! **\*ANOTHER PROPERTY SOLD BY NICK KRUGER & THE YOUR HAVEN REALTY TEAM\*** **Disclaimer:** The information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Any interested parties should make their own enquiries and obtain their own legal advice.