

**28/106 Norton Street, Upper Mount Gravatt, Qld
4122**



Townhouse For Sale

Wednesday, 19 June 2024

28/106 Norton Street, Upper Mount Gravatt, Qld 4122

Bedrooms: 3

Bathrooms: 2

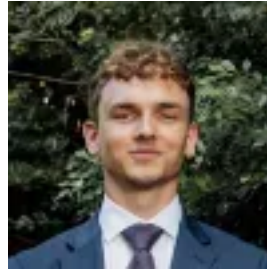
Parkings: 1

Area: 139 m2

Type: Townhouse



James Austin
0733493370



Cooper McGrath
0733493370

Convenient Location | Committed To Sell!

THIS TIDY DOUBLE STORY TOWNHOUSE WITHIN A SHORT WALK TO GARDEN CITY IS ON THE MARKET TO SELL! THE LUCKY BUYER WILL ENJOY ALL THIS GREAT PROPERTY AND AREA HAS TO OFFER. MAKE NO MISTAKE THE INSTRUCTIONS FROM THE OWNER IS CLEAR - WE ARE SELLING ON OR BEFORE AUCTION THE 6TH OF JULY* Auction via In-Room and Online - 06/07/2024 @ 10:30am, if not sold prior Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 10:00am (Phone & Online Registrations must be complete by 12:00pm 05/07/2024) Positioned in an enviable location, it will be a mistake to miss this one! Offering a well thought-out floor plan, the ground floor of this well maintained home presents an open plan living/dining area, boasts refreshing air-conditioning and exudes a sense of expansive space owing to its tasteful neutral colour scheme and abundant natural light. The kitchen is neat and well presented, offering ample bench space and innovative storage solutions. Ascending the staircase you discover three generously sized bedrooms designed with comfort and relaxation in mind all with built-in wardrobes and ceiling fans. The master bedroom has the added convenience of an ensuite and private balcony. The main bathroom is spacious and well maintained for all members of the family. Stepping outside the perfectly positioned courtyard was designed for privacy and entertaining in mind, providing a large rock featured retaining wall, deck space, and yard area. Being minutes to all of 4122's major amenities, while being a short walk from Garden City, you can't go wrong with this property. The many features of this property include:

- Short walk to Garden City
- Well maintained complex with a communal pool/bbq area
- Large well maintained kitchen
- Fully tiled downstairs
- Three generous bedrooms, all with built in wardrobes
- Main bedroom with ensuite & walk in robe
- Second bedroom with walk in robe
- Open plan living and dining
- Single remote lock up garage
- Body Corp Approx \$6300 per year
- 400m[^] to The Village shopping precinct
- 530m[^] Westfield Garden City
- 200m[^] to Tryon Plaza
- 580m[^] to Upper Mount Gravatt State School
- 1.4km[^] to Macgregor State High School
- 10km[^] to the CBD
- Rental Return *subject to reserve price[^] direct line

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