

# 4/111 Normanby Road, Kew, Vic 3101



## Townhouse For Sale

Wednesday, 10 July 2024

4/111 Normanby Road, Kew, Vic 3101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 238 m2**

**Type: Townhouse**



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## **\$1,100,000 - \$1,210,000**

This charming 3 bedroom townhouse enjoys a private and peaceful rear setting adjoining the Outer Circle Linear Park. Accessed by the picturesque garden driveway of this delightful group of 5 homes, it presents an idyllic haven for downsizers or a low maintenance home for busy professionals, a well-located option for local families with student children or an astute investment opportunity. In immaculate move-in ready condition, there is also scope for future modernisation if desired. An entertainer's delight, the generous living and dining space is supplemented by a vast, brick-paved alfresco terrace set against a backdrop of established parkland trees, and an easily maintained wrap-around rear garden. The well-equipped kitchen includes ample cabinetry space, oven, 5 burner cooktop and dishwasher. The upper level is flooded with natural light and looks out to tranquil treetop vistas. There are 2 family bedrooms (one could serve as a study) plus the main bedroom, serviced by a walk-through ensuite, powder room and full family bathroom. Step out the front door to the Outer Circle Trail and playground. Walk to Harp Village to find the Harp of Erin Hotel, shops, cafes and restaurants. Catch the 48 tram to the CBD and Docklands. Stroll to Kew Cricket Ground and Victoria Park. Zoned for Kew High School and Kew East Primary School with St Anne's Catholic Primary next door, and minutes from elite Kew private schools. Features\* New carpets\* Stylish roller blinds\* Split system air-conditioners\* Gas ducted heating\* Laundry and ground level WC\* Ducted vacuum\* Double garage Terms: 10% deposit, balance 30/600 days