

**8/106 Norton Street, Upper Mount Gravatt, QLD,
4122**



Townhouse For Sale

Saturday, 12 October 2024

8/106 Norton Street, Upper Mount Gravatt, QLD, 4122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

ENTRY LEVEL TOWNHOUSE - MUST BE SOLD

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 30TH OCTOBER 2024*

Auction via In-Room and Online: 30/10/2024 from 6:00pm, if not sold prior
Auction Location: Ray White Mt Gravatt | 1450 Logan Road, Mount Gravatt
Registrations start from 5:30pm
(Phone & Online Registrations must be completed by 3:00pm on Auction Day)

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.

All the hard maintenance has also been done. Recent sleeving & sealing repair to the townhouses drainage which is guaranteed for 25 years with a free annual inspection by JetSet Plumbing

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
- Powder room downstairs, perfect for entertaining
- 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
- 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

PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

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For all your home loan needs please get in touch with Christine at Loan Market!

p: 0401 175 490

e: christine.junidar@loanmarket.com.au

w: <http://www.loanmarket.com.au/christine-junidar>

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