

**Unit 3/35 Dickens Street, Norman Park, Qld 4170**



**Sold Townhouse**

Friday, 5 April 2024

Unit 3/35 Dickens Street, Norman Park, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 167 m2**

**Type: Townhouse**



Brock Ward  
0402378719

## Contact agent

Expansive 3-Bedroom Townhouse with Courtyard and Double Garage\* Inspections by private appointment only. Discover suburban living in this expansive 3-bedroom townhouse nestled within the coveted 'Poets Corner' of Norman Park. Conveniently located a mere 3.5km from the bustling cultural precinct of Oxford Street, Bulimba, and just 6.2km from the vibrant heart of Brisbane City, this property offers the perfect fusion of urban convenience and tranquil suburban charm. With lush parklands nearby and surrounded by sprawling sporting fields this residence embodies the essence of peaceful suburban living while maintaining close proximity to an array of amenities and entertainment options. Norman Park State School and Coorparoo State School serve as the designated primary and high school zones respectively, ensuring quality education options for families. Additionally, private institutions such as Churchie and Lourdes Hill College are just a stone's throw away, providing further educational opportunities. Positioned within a boutique complex housing only four dwellings, number 3 enjoys a prime location at the rear of the development, offering a private sanctuary. A charming shaded pathway leads to the entrance, where a quaint undercover patio beckons for serene morning coffees and tranquil moments of reflection. Step inside to discover a spacious open-plan living, dining, and kitchen area on the lower level, seamlessly designed for modern living. The well-appointed kitchen serves as the heart of the home, boasting a generous island bench, ample storage including a large pantry, and appliances. Abundant windows bathe the space in natural light, creating an inviting atmosphere that exudes warmth and comfort. A convenient walk-in laundry and toilet on the lower level add to the practicality and functionality of the home. One of the standout features of this property is its oversized rear courtyard and undercover alfresco area, offering an idyllic retreat for outdoor living and entertaining. With ample space for hobbies, gardening, and pets, this expansive outdoor sanctuary provides endless possibilities for relaxation and enjoyment. Ascending the stairs leads to three generously sized bedrooms on the upper level. The master suite is a true retreat, boasting built-in wardrobes and a spacious ensuite, while the two additional bedrooms feature walk-in wardrobes, providing ample storage space for all your belongings. A main bathroom with shower and toilet services the upper level, ensuring convenience for all occupants. Built in 1995 and meticulously maintained, this townhouse exudes timeless charm and elegance, offering ample space both indoors and out for comfortable and convenient living. With a huge double garage providing secure parking for vehicles and additional storage, this property presents a rare opportunity to embrace the quintessential Norman Park lifestyle in a highly sought-after locale.\* All photos have had all tenant belongings removed from the photo. - Body Corp Fees - \$1,910 per quarter- Rental Return - \$600 per week- Lease Ending - November 2024