

Annerley, 10/23 Norman Street

SOLD BY JANE ELVIN

Outgoings:

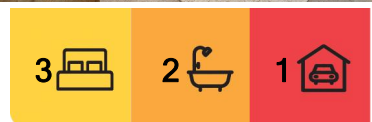
Body Corp Levies: \$1057.00/qtr

Sinking Fund: \$50,852.63

BCC Rates: \$401.76/qtr

This spacious three-bedroom townhouse at 10/23 Norman St, Annerley is located within a quiet street of Annerley, yet centrally located for ease of access to public transport, local shops, parks, and schools. A perfect location for either an investor or owner occupier; jump on the train to QUT or just a bike ride across the Green Bridge to the University of QLD.

From the moment you walk through the front door, you will feel right at home with the thoughtful design offering separate living (air-conditioned) and dining which is rare in a townhouse. The oversized dining area sits adjacent to the kitchen and flows seamlessly through to the covered outdoor courtyard and garden area perfect for entertaining and



For Sale
Please Call

View
l.jhooker.com.au/1BG0H31

Contact
Jane Elvin
0408 344 417
j.elvin@l.jhookerproperty.com.au
Josephine Elvin
0457 000 897
joey.elvin@l.jhookerproperty.com.au



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relaxing with friends and family. The galley style kitchen offers lots of storage, great bench space and stainless-steel appliances including dishwasher. The lower level also has a powder room for guests and an indoor laundry. The oversized garage has plenty of room for the car and for storage, with internal access into your home.

Upstairs you will find the 3 good sized air-conditioned bedrooms, 2 of them with built in wardrobes and fans. The main bedroom complete with an ensuite, walk in wardrobe, fan, air-conditioner and private balcony for airflow and light. The main bathroom has a shower over bath perfect for young families.

The location on offer here is second to none, situated in the heart of Annerley it simply doesn't get any more convenient than this. Just 4kms to Brisbane CBD, metres to the bus stop, Woolworths, speciality shops, parks; walk to Junction Park Primary, Junction Hotel, cafes, restaurants; easy access to Yeronga State Primary and High Schools, Buranda Shopping Centre, the Green Bridge connecting to UQ, hospitals and private schools this location is in high demand.

Stand Out features of 10/23 Norman Street, Annerley at a glance:

- Located in a quiet yet central Annerley street - no through road
- 3 spacious air-conditioned bedrooms all with built in wardrobes and ceiling fans
- Main bedroom with walk in wardrobe, ensuite & private balcony
- 2 full bathrooms including ensuite + a powder room
- Separate living and dining
- Air-conditioned living room
- Kitchen with great storage, lots of bench space, stainless steel appliances & dishwasher
- Split System air-conditioning and fans in living room and bedrooms
- Private fenced courtyard with lovely, covered deck area
- Located within walking distance to parks, bus, train, Little Clive Cafe, Dudley Street Espresso, Woolworths & Ipswich Rd Speciality Shops
- Easy access to the PA Hospital, Mater Private Hospital, Green Bridge Connecting to UQ, Junction Park Primary School, Yeronga State Primary & High School
- Only 4km to the CBD

Call Jane Elvin or Joey Elvin to discuss further.



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More About this Property

Property ID	1BG0H31
Property Type	Townhouse
Including	Ensuite Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes AIR CON FANS ENSUITE BATH WALK IN ROBE BALCONY COURTYARD DISHWASHER TRAIN BUS PARK

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

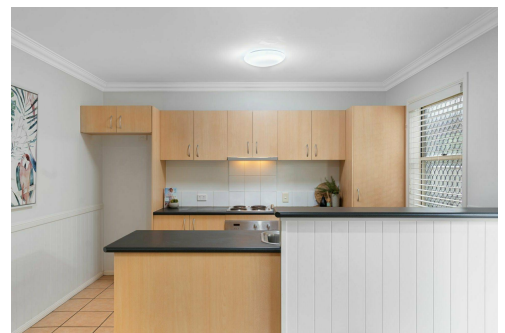
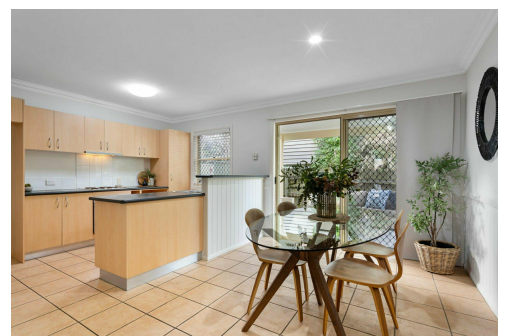
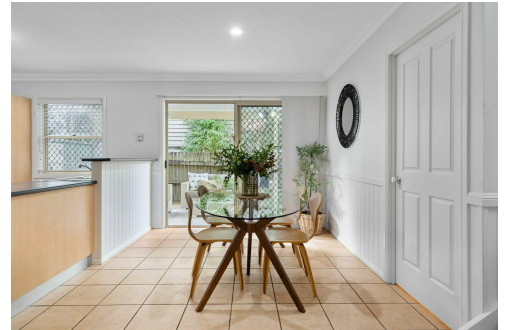
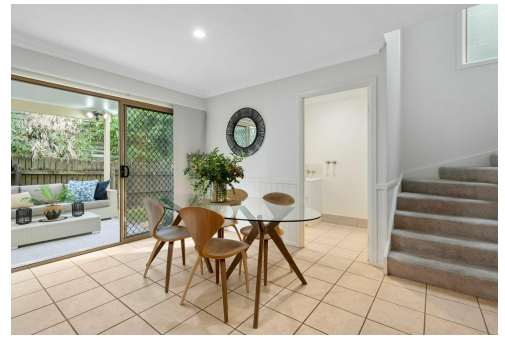
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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443 Ipswich Road, ANNERLEY QLD 4103

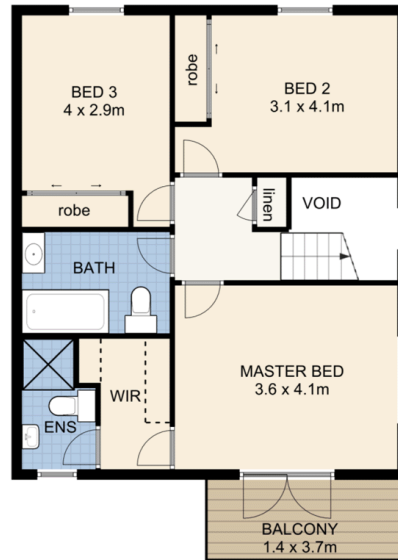
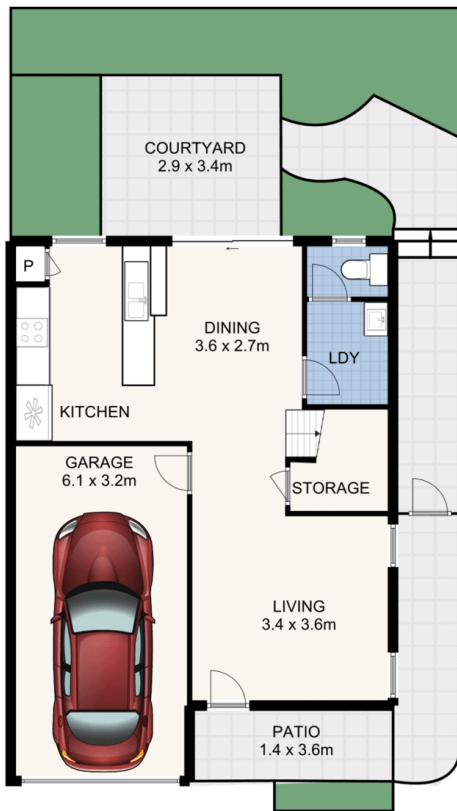
annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



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INT: 127 sqm
EXT: 20 sqm
TOTAL: 147 sqm

10/23 NORMAN STREET, ANNERLEY

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.