

## Norman Park, 1/172 Norman Avenue

Savvy Investment - your future self will thank you for

An outstanding opportunity awaits at this exclusive Norman Park address —ideal for first home buyers and savvy investors alike. One of just six in a tightly held boutique complex, this charming two-bedroom unit is a sound investment in a prime blue chip location.

Step inside to find a bright and breezy interior with recently refurbished floors and fixtures. The functional kitchen is equipped with gas cooking and stainless steel appliances, flowing into a light-filled living area and out to a leafy balcony perfect for relaxing or entertaining.

Property Features:

- \* Two spacious bedrooms one with a custom build in robe
- \* Modern bathroom
- \* Lock up garage that is a 1.5 car size, great for storage.
- \* Functional kitchen with gas cooking & stainless steel appliances



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Courtney Brown**  
0410 232 200  
cbrown@ljhpropertycentre.com.au

**LJ Hooker Property Centre**  
**(07) 3286 2500**



- \* Air conditioning for year-round comfort
- \* Open-plan layout with an abundance of natural light
- \* Private balcony with leafy outlook
- \* Small complex of only 6 units —low maintenance and quiet.

The owners are highly motivated, and this property must be sold —don't miss your chance to secure a foothold in one of Brisbane's most sought-after suburbs.

There is a long term tenant paying \$490 per week who will be vacating on September 17th or would like the opportunity to resign if possible.

Walk to Norman park train station and Coorparoo Secondary College in minutes. Shops, parks, walking tracks are all nearby, and the Brisbane River is at the end of the street.

Whether you're looking to live in or purchase as an investment, this is a rare opportunity in a blue-chip location. Act fast —this property won't last long!

Please come along to the next inspection or call Courtney for more information.

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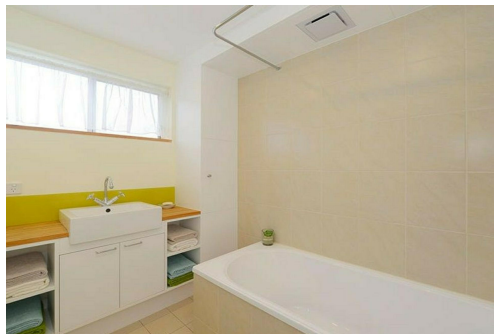
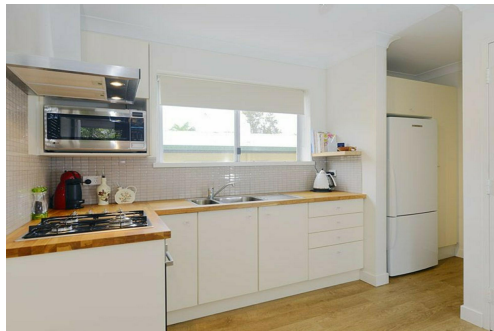
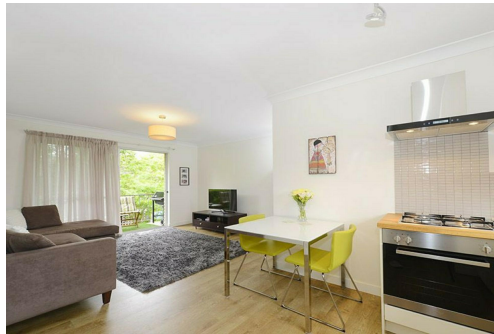
Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## More About this Property

Property ID	BTG7F2S
Property Type	Unit
Land Area	88 m2
Including	Air Conditioning Balcony

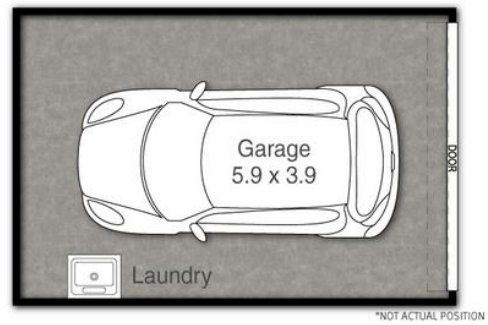
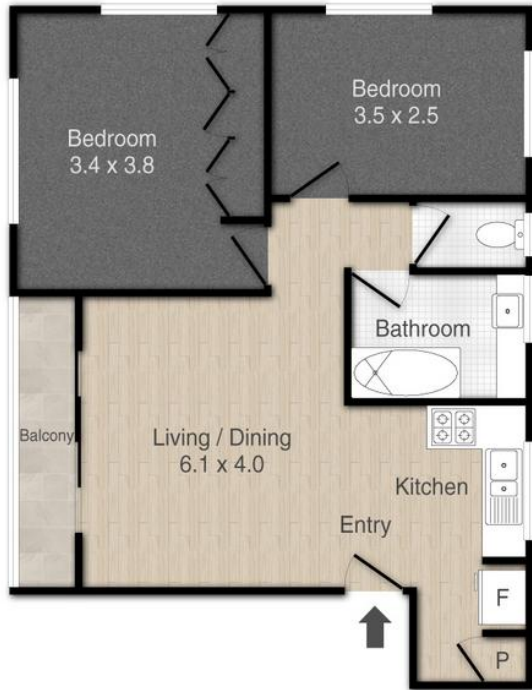
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