



1/20 Norton Street, Upper Mount Gravatt

Rare, Renovated, and Ready: 3 Bedrooms, Private Gardens, and Unbeatable Location

Imagine an apartment that feels like a standalone home where you can step out from your sleek, light-filled living area into your own private garden sanctuary. This rare three-bedroom residence in Upper Mount Gravatt offers a unique lifestyle where modern renovation meets the sprawling freedom of outdoor living with a total property size of 175.4m² and a private courtyard that is 42.4m².

Highlights:

- Vacant modern apartment with the luxury of a private, fenced garden and paved patio just steps from alfresco balcony
- Transformed with new flooring, paint, lighting kitchen benchtops, and appliances
- Massive open-plan dining and living area bathed in natural light
- Low body corp of \$4,400/annum, rental appraisal of \$800 - \$850 per week
- Walk to Mt Gravatt Village and Westfield Garden City; Minutes away from elite schools, motorways, and major bus interchanges

Inside, an expansive, open-plan living and dining area provides a versatile layout for both relaxation and grand-scale entertaining. This

3  2  2 

FOR SALE
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VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

AGENTS

Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au

Sienna Kim
0477 735 068
siennakim@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

central hub features beautiful brand-new flooring that flows seamlessly throughout, complemented by a crisp, neutral colour palette and stylish downlighting that enhances the sense of space.

Adjoining the living area is a sleek, renovated kitchen designed for both functionality and aesthetic appeal. It boasts stunning brand-new benchtops, a breakfast bar for casual dining, and a suite of high-quality appliances including a dishwasher. Ample white cabinetry provides abundant storage, while the contemporary tile backsplash adds a touch of modern flair.

Massive windows strategically placed throughout the home, especially in the bedrooms, invite an abundance of natural light to fill every corner, creating a warm and inviting atmosphere from dawn to dusk. While most apartments compromise on size, this home excels with three large bedrooms featuring built-in robes and ceiling fans, along with two well-appointed bathrooms.

The true standout feature is the dual outdoor space: an alfresco balcony that leads down to a fenced garden area featuring a paved patio, providing the perfect setting for a garden patch, a safe children's play zone, or peaceful weekend BBQs.

Beyond your private gates, you are positioned in an unbeatable location within walking distance of Mt Gravatt Village and Westfield Garden City. Families will appreciate being near elite schooling options like Macgregor State High and Upper Mount Gravatt State School as well as Clairvaux, and St Bernards, while commuters enjoy rapid access to the M1 and M3 motorways.

Complete with two secure car spaces, additional storage, and remarkably low body corporate fees of approximately \$4,400 per annum, this property represents a rare opportunity for a great family home or a high-yield investment.

Opportunities like this are fleeting. Experience the rarity of a garden apartment in a prime location today. Contact Kevin or Sienna for more information.

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID B4PBF4R
Property Type Apartment
Land Area 175.4 m2
Including Air Conditioning
Toilets (2)
Intercom
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Kevin Ahn 0400 098 188

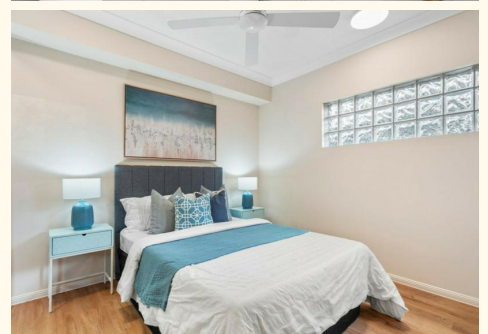
Agent/Independent Contractor | kevinahn@ljhsbh.com.au

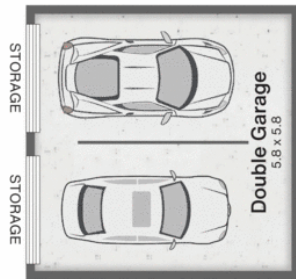
Sienna Kim 0477 735 068

Agent with Kevin Ahn | siennakim@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





(Not In Position)



Internal 101m²

Patio 32m²

Private Courtyard 42.4m²

1/20 Norton Street **UPPER MOUNT GRAVATT**

3 |
 2 |
 2+2 Storage |
 175.4m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.