

8/22-26 Norton Street, Upper Mount Gravatt

## SOLD BY KEVIN AHN & SIENNA KIM

Discover a touch of prosperity at Unit 8, where central convenience meets unique design in the absolute heart of Upper Mount Gravatt. Distinctly different from the standard apartment, this residence boasts a clever two-storey, split-level layout that perfectly separates social spaces from private retreats.

Currently vacant and awaiting its next chapter, this home offers a rare blank canvas just steps from The Village and Westfield Mt Gravatt, ready for you to move in immediately and infuse your own personal style.

Features at a glance:

- Unbeatable location for walk-to-everything lifestyle: stroll to The Village, Westfield, bus stops and schools
- Dual-Level Apartment Living: Unique two-storey, split-level design separating the main living/kitchen/balcony downstairs from the two bedrooms and two bathrooms upstairs.
- Move-In Ready Opportunity: Vacant and ready for immediate occupancy, offering great potential to customise and style it as your own
- Comfort and Security: Includes split system air conditioning, built-

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**FOR SALE**  
Please Call

### 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

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.



- in robes, an intercom system, and secure remote garage parking.
- Generous Proportions and Strong Return: Enjoy spacious room sizes and a strong rental appraisal.

Living here means having the best of the southside right at your fingertips. Families will appreciate the incredible proximity to quality education, sitting just 210m from Upper Mount Gravatt State School and a quick 1.2km commute to Macgregor State High School. Your weekends and evenings are effortlessly sorted with 'The Village' offering local dining and shops only 350m away, or you can immerse yourself in the major retail hub of Westfield Mt Gravatt, a convenient 650m stroll down the road.

- 210m Upper Mount Gravatt State School
- 350m The Village
- 650m Westfield Mt Gravatt
- 1.2km Macgregor State High School
- 1.8km Macgregor Home

Spanning a generous 113m<sup>2</sup> across two levels, this apartment is designed to maximize both space and privacy. The ground floor is dedicated to effortless living, featuring an open-plan lounge and dining area that flows out to a massive entertainer's balcony that's perfect for alfresco dinners or relaxing weekends.

The well-appointed kitchen sits at the heart of this level, complete with ample storage, while a convenient downstairs powder room adds a thoughtful touch for guests.

Upstairs, the residence transforms into a quiet sanctuary. The master bedroom is a true retreat, boasting a walk-in robe and private ensuite, while the second bedroom features a built-in robe and easy access to the main bathroom with a shower-over-bath. Uniquely, both bedrooms open directly onto a second, full-width private balcony, inviting fresh breezes and natural light into the home.

With a separate internal laundry also located on this level and intercom security, this home effortlessly blends functionality with comfort.

For the savvy investor, this property represents a golden opportunity in a high-growth corridor. The separation of bedrooms and bathrooms makes the layout highly desirable for tenants and sharing arrangements. With the property currently vacant, you have the flexibility to place a tenant immediately or undertake minor cosmetic updates to maximise rental yield and capital growth. Combined with the low-maintenance brick construction and consistent demand for rentals near Westfield and major transport routes, this is a robust addition to any portfolio.

Fortune favours the bold, and this is your chance to secure a slice of Upper Mount Gravatt gold. With its lucky number, strategic location, and immediate availability, Unit 8 is a prize waiting to be claimed. Contact Kevin Ahn and Sienna Kim today to register your interest and get ready to bid!

Online auction link: <https://buy.realtair.com/properties/202150>

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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 B3RPF4R  
Property Type Apartment  
Land Area 107 m2  
Including Toilets (2)  
Intercom  
Balcony  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Kevin Ahn 0400 098 188**

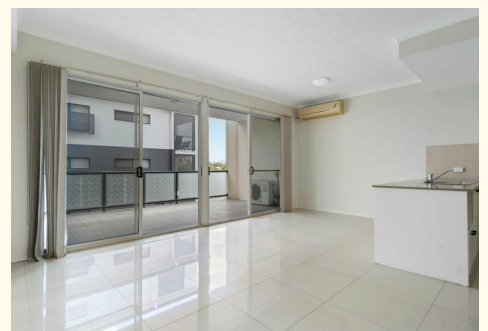
Agent/Independent Contractor | [kevinahn@ljhsbh.com.au](mailto:kevinahn@ljhsbh.com.au)

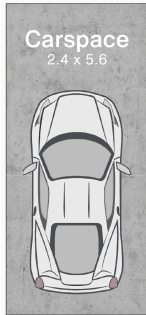
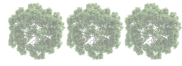
**Sienna Kim 0477 735 068**

Agent with Kevin Ahn | [siennakim@ljhpp.com.au](mailto:siennakim@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

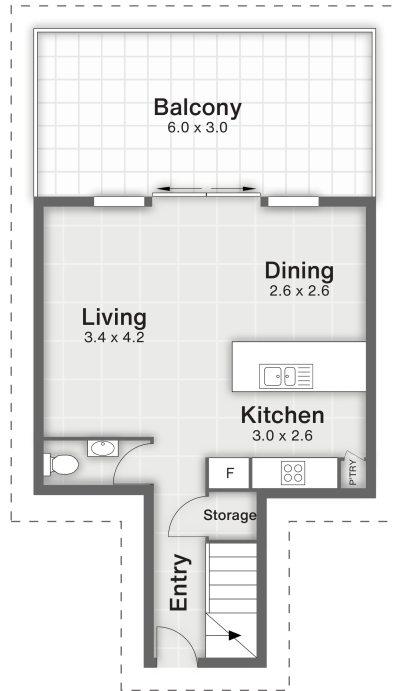
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



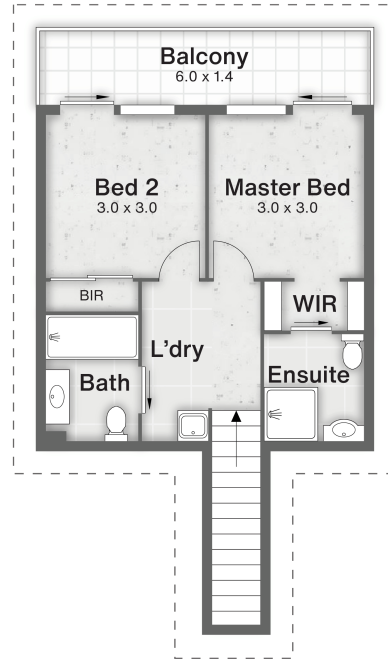


Carspace  
2.4 x 5.6

(Not In Position)



GROUND FLOOR



FIRST FLOOR



Unit 8/22 Norton Street **UPPER MOUNT GRAVATT**

2 | 2 | 1 | 113m<sup>2</sup>

**LJ Hooker** Property Partners

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

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