

**1/57 Balmain Street, Woolloowin, Qld 4030**

Place. **P**

**Sold Townhouse**

Thursday, 24 August 2023

1/57 Balmain Street, Woolloowin, Qld 4030

**Bedrooms: 3**

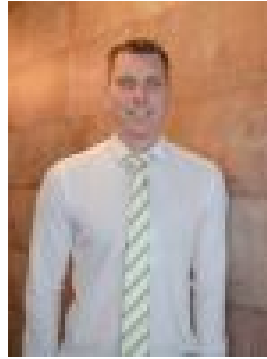
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$729,500**

Introducing 1/57 Balmain Street, Woolloowin - This delightful home incorporates the very essence of inner city living, conveniently located on the border of Woolloowin and Clayfield in a boutique complex of just four townhouses. Spacious town homes like these are few and far between with its very own private courtyard at the rear with low maintenance gardens, we are confident this home will impress. You will fall in love with the open plan living area downstairs and functional kitchen which features a five burner gas cooktop. Upstairs offers a practical layout featuring three very generously sized bedrooms with built in wardrobes and main bathroom. This low maintenance townhouse is perfectly positioned in a whisper quiet laneway, a mere 6 kilometres from Brisbane's CBD and only a moment's walk from the Woolloowin train station. Not to mention, local facilities are in abundance with the Albion café/dining precinct, numerous retail hubs and highly regarded schools including Eagle Junction State School and Kedron State High School. Property Features Include: Ground Level • Spacious open plan living and dining area with split system air-conditioning, flowing through to the private courtyard featuring low maintenance gardens. • Functional kitchen with five burner gas cooktop, stainless steel appliances, sleek cabinetry, and ample storage throughout. • Large entertainer's courtyard surrounded by low maintenance gardens and side access for a trailer or additional car. • Oversized single car garage with remote roller door and internal access, there is also additional space for storage. • Internal laundry area off the garage and a large clothesline in courtyard area. • Downstairs powder room. Upper Level • Extra-large master bedroom with built in wardrobe, split system air-conditioning and ceiling fan. • Two additional generously sized bedrooms with updated ceiling fans. • Main bathroom featuring shower and bathtub. • Separate toilet facility. Additional Features: • Additional storage in laundry and garage. • Low maintenance front and back gardens. • Updated gas hot water system. • Low body corporate fees. Location: • 250m to Woolloowin Train station. • 300m Topdog Gourmet Café. • 600m to Eagle Junction State School. • 900m to Clayfield College. • 1.3km to Brewbakers, and Artie & Mai Cafe. • 1.7km to St Rita's College. • 6km to Brisbane CBD. Woolloowin is located just 6 kilometres from Brisbane CBD and is well serviced by public transport with the Woolloowin Station a short 2 minute walk away and a city bound bus stop only a 3 minute walk away. The newly renovated Lutwyche City Shopping Centre is a 6 minute walk away and Chermshire Shopping Centre is a mere 10 minute drive, as is the airport. The home is positioned in the highly regarded Eagle Junction State School and Kedron State High School catchment areas and is a short drive to secondary schools, St Rita's, St Margaret's, Clayfield College, and local primary schools including St Agatha's. Woolloowin has great access to multiple arterial roads that can take you to the north and south side of Brisbane in no time (via the Inner City Bypass, Clem7 tunnel or Gateway Bridge). Bordered by inner city suburbs such as Ascot, Clayfield and Albion means Woolloowin is assured growth and strong investment demand for years to come. This is a fabulous opportunity to purchase into a highly sought after pocket of Woolloowin. For further details please contact James Gainford on 0466 900 049. \*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.