

**11 McIlwraith Avenue, Balmoral, Qld 4171**

Place. **P**

**Sold House**

Thursday, 14 December 2023

11 McIlwraith Avenue, Balmoral, Qld 4171

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 5**

**Area: 672 m2**

**Type: House**



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## Contact agent

This is THAT house. Introducing 'Grace'. Transcending time and trend and inspired by the kind of white glove elegance and enduring beauty synonymous with its style muse and namesake Grace Kelly, 'Grace' is a residence as true to name as it is to form. A home of presence and adornment, dignity and refinement, sublime style and majestic elegance, 'Grace' is one of those rare and special residences that elevates the experience of purchasing property beyond a simple box-ticking exercise. Though it is true this amazing property still more than has most people's ideal list covered - with its ideal north-facing orientation, blue-chip Balmoral location, the supreme elevation of its unrivalled hilltop position and its command from various vantage points of spectacular city views. Yet, beyond even its generous 672m<sup>2</sup> block size or 611m<sup>2</sup> of internal/external living space, what will truly make you fall in love with 'Grace' is that this landmark residence and icon of the area is blessed with a unique style and story you are now invited to make your own. One of the first houses to be built on Balmoral hill, this charming 1930s craftsman Queenslander comes to market for only the second time in its 90+ year history, having remained in the family of its previous owners since being built by their grandfather. Recognising the home's unique character and immaculate original construction, the property was acquired in 2020 by an experienced local builder/developer responsible for a number of high end houses in the surrounding area, marking the advent of a passion project to lovingly restore and transform this residence into a modern family home. Tasking renowned Brisbane architect David Hansford of DAH Architecture with evolving a design that would simultaneously modernise and honour the home's original character and floorplate, a lengthy renovation has quadrupled the original home's already substantial size. Now unfolding across 3 spectacular levels, impressive feats of design and engineering elevated the original home 2 storeys in the air to enable the excavation of a cavernous basement capable of accommodating up to 5 cars/leisurecraft, with the design flexibility to designate part of the space to a gym or games/media room. An impressive façade beckons as you traverse a stunning front cobblestone drive and pathway, entering through a gatehouse with secure keypad access, video intercom and cameras to ascend a grand stairway to the home's mid-level where brilliant design sees expansive living spaces span the entire length of the home. A generous entertaining terrace at the front overlooks a crystalline pool and viewing deck masterfully designed to enjoy northern sun and capture sparkling city views. To the rear, a sun-dappled courtyard with slimline BBQ holds promise for afternoons spent entertaining, overlooking the secret gem of this property - a sports field-sized rear yard! Lush landscaping presides over manicured lawns as they wrap around an additional entertaining pavilion with soaring ceilings to corral soothing afternoon breezes. Again within, a spectacular chef's kitchen is adorned with a full suite of Miele appliances including dual ovens, microwave/combi oven and coffee machine, fully integrated fridge and freezer, drinks fridge and dedicated cocktail bar. Stunning fluted feature panelling and a statement cantilevered island bench sit gracefully alongside bespoke profile 2pac cabinetry and sparkling pendant lights, while an efficient butler's pantry includes gleaming brass sink, dual dishwashers and pantries and an additional fridge space. A glass-encased wine cellar or study, ensuited guest bedroom, glamorous powder room and bright and airy laundry/mudroom with external access complete this level. Anchored by an oversized front lounge room opening onto another outdoor viewing deck capturing views and breeze, the home's top floor is reserved as a private family sanctuary, with a palatial master suite incorporating an original bay window seat and dedicated lounging area looking out to the sparkling lights of the city while serviced by a boutique-inspired walk-in-robe and haven-like ensuite, with dual showers and vanities and freestanding soak tub. Located privately to the rear, 4 oversized bedrooms include 2 with walk-in-robos and feature tile-clad ensuites and 2 bedrooms which are interconnected and share a generous family bathroom. Recalling the character and charm of a bygone era, the romance of original features such as VJ panelling, restored casement windows, high ceilings and timber fretwork, sit comfortably alongside custom joinery profiles, subtle curves, fluted panelling, oak parquet flooring, diamond feature tiles, laser cut screens, gilded pendant lights and gleaming brass accents. These modern finishes and features still reference a golden era of grace and style, while ducted airconditioning, vacuumaid, block out blinds and motorised sheer curtains facilitate comfort and convenience. Commanding an enviable position atop one of Balmoral's highest points, enjoy a vantage point over the suburb towards the city, river and mountain ranges or stand on the front deck and watch the children walk home from highly regarded Bulimba State School. A leisurely stroll to Oxford Street's famed retail, dining and entertainment strip delivers additional amenity in a locale already blessed with proximity to a multitude of parks and riverside walkways, all part of the unrivalled lifestyle on offer in this tightly held premier suburb under 5km from the Brisbane CBD. Truly amazing, 'Grace' undoubtedly represents one of the most unique opportunities to grace the market in this coveted locale. You are warmly invited to experience the

commanding presence and refined beauty of Balmoral Hill's most iconic new residence, so to inspect please contact Frank Lombardi or Jordan Trottemant today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.