

11 Pollock Street, Balmoral, Qld 4171



House For Sale

Friday, 8 March 2024

11 Pollock Street, Balmoral, Qld 4171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Zac Ward
0428841850



Scott Darwon
0401151090

Best Offers By 25th Of March 5:00pm

Privately positioned in one of Balmoral's best streets, this elevated property enjoys expansive north-eastern vistas and cooling breezes. Nested amidst lush, tropical greenery this inviting home offers a rare sense of tranquillity in an ultra convenient locale. Recently updated and refurbished including a complete pool renovation, the home is ready to enjoy now yet provides scope for further improvement to personal taste. Significant 809m² parcel of land with LMR 2 zoning (2 or 3 storey mix), a 20m frontage and a house originally constructed in the 1980's providing the astute purchaser an array of opportunities. Whilst offering an immediately enviable lifestyle proposition including a sparkling resort-style pool framed by landscaped gardens, there remains enormous potential to capitalise on this premier location through either subdivision or multi-dwelling development (STCA). Or simply enjoy for now and perhaps build your dream home later, taking full advantage of the privacy and space that this large land parcel delivers. Located in the popular Balmoral, Hawthorne and Bulimba precinct, Oxford Street's vibrant retail, dining and entertainment district is within walking distance. A stone's throw from Saint Peter and Pauls, School and falling within the sought after Balmoral State High School catchment, the property is also a short drive from Lourdes Hill College, Cannon Hill Anglican College and Anglican Church Grammar School. Key features:- 809m² elevated Balmoral landholding with vast view- Low - Medium Density Residential Zoning (subdivision, 2 or 3 story mix)- Secure gated entry opens to Japanese style & garden and winter suntrap- 4 bedrooms, 2.5 bathrooms, electronic gated double carport- Architect designed home with high raked ceilings, polished timber floorboards and ceiling fans combined with deep covered decks creating a cool tropical vibe - Multiple indoor / outdoor living and entertaining spaces over 2 levels- Fully renovated, 100,000L salt-water pool with premium filtration equipment- Private east and north facing decks enjoy morning sun and sweeping views- Generous bedrooms with built ins, master with ensuite bathroom & walk-in robe - Freshly painted inside and out in contemporary, neutral tones; new carpets in bedrooms- Family sized laundry with great storage; loads of storage throughout- Back to base alarm system, hardwired smoke alarms, NBN direct to premise- Six rainwater tanks, lockable tool room, secure low maintenance grounds- Walking distance to Oxford street cafés, local schools and parks- Short walk to Balmoral dog park and kids playground- 4 minute drive to choice of Hawthorne or Bulimba Ferry wharves- Easy 10 minute drive to Brisbane CBD

First Open Open Home - 02/03/2024 At 12:00 - 12:30