

**14 Collings St, Balmoral, QLD, 4171**

**Sold House**

Monday, 15 May 2023



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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming Home in the Beautiful Balmoral

This charming home is nestled away in one of Balmoral's quietest streets. Everything is close at hand in this two-level, move-in ready home just minutes away from the legendary Oxford Street precinct.

More than generous in size, the entire upper floor is light, bright, and airy and sits on an easy-care, polished timber floor. Whipping up dinner is easy in your generous kitchen with plenty of storage and bench space (plus the added bonus of a breakfast bar), this home makes for easy living with open planned living and dining layout. Downstairs there is even more space to spread out, with the multi-use area, perfect for a teenager's retreat

The established tropical yard provides a backdrop of privacy while allowing for plenty of room for the kids (and pets) to play. You've also got an outdoor entertaining space, perfect for Summer BBQ's. If adding value is your goal, there is plenty of opportunity to do so with the potential to remove or improve and renovate this home (STCA).

It is within the catchment of St Peter and Paul Catholic school and Morningside State Primary is only a short walk from home. Lifestyle awaits with proximity to parks, cinemas, and an abundance of cafes to enjoy.

### Features:

- ☑ 453m<sup>2</sup> flat block in the heart of Balmoral.
- ☑ Freshly painted throughout with updated landscaping all done for you.
- ☑ The bonus of Sunroom which can be extra utilised as living space or study zone.
- ☑ You capture City Views from the rear of the property.
- ☑ Main bathroom includes a bath and a separate toilet.
- ☑ Bedrooms are of generous size and all feature built-in wardrobes.  
A/C to living and main bedroom.
- ☑ An abundance of storage underneath home with workshop space.
- ☑ Short walk to local public transport which offers an easy and quick commute into the CBD.

### Council Rates:

\$869 per quarter approximately.