

**18 Balmoral Place, Deception Bay, Qld 4508**



**House For Sale**

Saturday, 15 June 2024

18 Balmoral Place, Deception Bay, Qld 4508

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## FOR SALE

Discover the charm of Deception Bay with this beautifully updated three-bedroom home offering versatile living options over two levels. Set in the 'Urban Neighbourhood zoning', Balmoral Place is undoubtedly one of the best close-to-waterfront positions in The Bay. Situated on a meticulously landscaped 405m<sup>2</sup> block, this property provides the perfect blend of comfort and convenience in a desirable coastal location. Step inside to envision the lifestyle that awaits you. The home features polished timber flooring and neutral tones that perfectly complement the coastal ambiance. The spacious alfresco deck offers breathtaking water views, providing the ideal setting for entertaining or relaxing. The stunning downstairs rumpus room/retreat is complete with luxe VJ panels and sliding door access to the backyard, adding to the home's versatility. With bathrooms conveniently located on both levels, this home is designed for comfortable family living. The fully fenced backyard includes two garden sheds and easy-care established gardens. The generous yard space is perfect for children and pets to play. Property Features- Landscaped gardens, fully fenced backyard- Three bedrooms- Polished timber flooring and neutral tones throughout- Alfresco deck with breathtaking water views and open bar area- Fully fenced backyard on a well-drained 405m<sup>2</sup> block- Two garden sheds- Water tank- Large yard space for animals and children- Downstairs rumpus room/retreat with stunning VJ panels- Sliding door access from rumpus room to backyard- Bathrooms located upstairs and downstairs- Prime waterfront location, close to walking tracks, cafes, and boat ramp With its picture-perfect location, this abode delivers easy access to the natural beauty and recreational opportunities of Deception Bay. Just a short stroll to parks and the waterfront, you can leave the car at home and marvel at the scenic wonders on your way to grab an ice-cream at the local waterfront café 'Mermaids' or enjoy a morning pick-me-up from the award-winning Zesty Lemon. Deception Bay is renowned for its relaxed coastal lifestyle, friendly atmosphere, and scenic surroundings. The area is well-served by public transport, with quick access to North Lakes Shopping, Costco, Brisbane, Sunshine Coast, and the Rothwell Rail Link. Despite all the accessibility, the peace and serenity of the location remain intact. Families will appreciate the proximity to reputable schools, numerous shopping facilities, and other amenities, all within walking distance.- 160 meters to the public boat ramp- 950 meters to the recently upgraded Market Square, Deception Bay- 4 min drive to Deception Bay State High School- 9 min drive to Rothwell train station- 15 min drive to Westfield North Lakes- 40 min drive to Brisbane- 50 min drive to the Sunshine Coast Get in touch today to experience the perfect blend of coastal living and modern comfort. Contact us to arrange a viewing and take the first step towards embracing the lifestyle upgrade you deserve. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.