

19A Walkers Drive, Balmoral, Qld 4171

Place. 

Sold House

Thursday, 17 August 2023

19A Walkers Drive, Balmoral, Qld 4171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m²

Type: House

\$1,950,000

Auction Location: In Room - 140 Oxford Street, Bulimba

Introducing the perfect blend of modern sophistication, convenience and comfort in an unparalleled location designed to capture Moreton Bay breezes by day and the dazzling lights of Gateway and Northshore views each night. The architecturally designed façade delivers striking street appeal, and as you enter this elegant home the warmth of timber accents and contemporary lines continues inside. Blackbutt timber flooring connects the open plan living and dining spaces, complimented by a sleek Caesarstone benchtop which runs the length of the gourmet kitchen, providing ample room to both prepare and serve food whilst you enjoy the view to the outdoor living spaces and beyond. The kitchen includes premium features of an induction cooktop, Smeg appliances and a walk-in butler's pantry with a sink. Upon stepping outside through the sliding stacker doors, you're welcomed by a haven for outdoor gatherings and family enjoyment. Secured by lockable side gates to keep both children and pets safe, the backyard features landscape design by award winning Brooke's Blooms. A solar heated sparkling inground pool catches the sunlight, creating an irresistible invitation for resort inspired fun or relaxation. The integrated outdoor living area includes a built-in BBQ and bar fridge and provides a focal area for alfresco dining all year round, which is made even more possible with the feature of a retractable automatic outdoor blind to provide sun protection when needed. Ascending the light welled timber staircase, the upper level has a clever floor plan with a spacious hallway, designed to deliver a classic Queenslander inspired cross breeze through the entire length of the house which is just perfect for those frequent balmy days. The large main bedroom provides an urban sanctuary with a large ensuite with double vanity, walk-in robe and a private balcony to enjoy a morning coffee or twilight drinks overlooking the pool and stunning panoramic views. Located next to the master suite is a work-from-home space with a custom designed built-in American Oak desk. Three more generously proportioned bedrooms with good sized built-in robes are also located upstairs, with access to a second living space which can serve as a family rumpus or media room. A modern, light filled family bathroom features floor to ceiling tiling, along with a large separate bath and walk in shower. Designed for sustainability and energy bill savings, this home boasts an impressive 42 solar panels with a 12.5kw 3-phase inverter, a testament to both eco-consciousness and innovation. Zoned, ducted air conditioning which can be remotely operated via the MyAir app and ceiling fans ensure comfort in every season, enhancing the overall living experience. Storage options are well considered and include a walk-in linen space, laundry cabinetry, under stairs cupboard and numerous built-in and shelf-adjustable cupboards in the garage, which also features epoxy flooring. Skilfully designed and built by Happy Haus, this stunning property is family friendly whilst being just moments away from the vibrant lifestyle that this sought after area of Brisbane has to offer. Enjoy easy access to local cafes, restaurants, parks, sporting facilities and excellent school options (including the Bulimba State School catchment) as well as convenient public transport options and at just 15 mins drive to the CBD, the location is also perfect to support those seeking work life balance. Property features include:-

- Northeast aspect with uninterrupted views to the Gateway bridge
- 4 bedrooms with built-ins, master suite with walk-in robe, ensuite and private balcony
- 2 full bathrooms with a separate powder room on ground level
- Caesarstone benchtops throughout
- Smeg appliances and a butler's pantry
- Sparkling solar heated inground pool, backyard landscaping by Brooke's Blooms
- Built in outdoor BBQ and drinks fridge with storage and retractable awning
- Second upstairs living area
- Walk in linen cupboard
- Separate study with built in desk
- Ducted MyAir advantage plus air conditioning and ceiling fans throughout
- 42 solar panels with a 12.5kw 3-phase inverter
- Separate laundry with external access
- Double lock-up garage with built in storage and epoxy sealed flooring
- Key operated side gates and crimsafe screen doors on lower level
- Bulimba State School zone, walk to Balmoral High School
- Convenient transport options include express buses to the City and Fortitude Valley, 3 mins to Morningside train station park and ride and 15 mins drive to either Brisbane airport or CBD.

Radiating an aura of luxury, elegance, and functionality, this home is not just a place to reside; it is an embodiment of an aspirational lifestyle. Perfectly elevated, it captures not only the heart but also the essence of contemporary, sub tropical Queensland living. Welcome to a life defined by distinction and comfort – a true masterpiece that awaits your presence. This property will be sold at public Auction on Sunday 29th October at 11AM (unless sold prior). Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email teammuir@eplace.com.au to register to bid. Alternatively, register by clicking on the link below: [CLICK HERE TO REGISTER TO BID](#)

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