

21 Tugulawa Street, Balmoral, Qld 4171



House For Sale

Monday, 22 January 2024

21 Tugulawa Street, Balmoral, Qld 4171

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Kylee Harnisch
0738999999

Offers Over \$1.25 Million

Beyond its gorgeous gated gardens, this utterly charming home reveals an attractive move-in ready haven with exciting potential to upgrade, extend, or develop the substantial 607m² parcel upon which it sits (STCA). Capturing every advantage of inner-city river precinct living, it's favourably positioned within a few minutes' stroll of the popular Balmoral Bowls Club, and moments from CityCat and ferry transport, cute cafes, and Balmoral Cineplex. Everything one needs to get started in beautiful Balmoral is here on an elevated, sunny single level of living. Lined with lovely timber floors, this home showcases a beautiful flow from its sunny front porch to air-conditioned living, and a clever modernized kitchen, which enjoys stunning leafy outlooks over the private garden terrace. Sure to enchant entertainers and their guests, a sweeping entertaining deck at the rear draws in the most magnificent, lofty tree-lined outlooks over the sprawling rear yard whilst providing more than enough space to entertain a crowd. Although ready to enjoy without a single cent further to spend, this home really does lend itself to those looking to add some personal flair with low-cost cosmetic upgrades, or a substantial renovation. Elevated at the rear, there are excellent foundations to accommodate a sprawling dual level layout, simply extend on what's here, or tailor your dream backyard oasis (STCA). Surrounded by luxury renovations in one of Brisbane's hottest real estate locations, one need not look far to draw the inspiration required to create a masterpiece. Embracing the very best of inner-city Brisbane, this fabulous address offers effortless access to the famed café culture of Riding Road and Oxford Street, as well as top performing schools including Churchie, Lourdes Hill, St Peter and Paul's, and Balmoral High School. Within just a short 4.3km radius of the CBD, it's moments from the banks of the Brisbane River, scenic parklands and dog parks, Monocle Coffee, as well as swift bus transport. Rates \$670.40 p.q approx