

22/12 Barramul Street, Bulimba, Qld 4171



Apartment For Sale

Sunday, 5 May 2024

22/12 Barramul Street, Bulimba, Qld 4171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Fiona Berkman
0402347009

Auction

Ideally positioned in the popular suburb of Bulimba, this modern top floor residence offers beautiful, uninterrupted city views. Only 7km to the city and footsteps from Oxford Street cafes, restaurants, cinemas and boutiques, this convenient location is perfect for busy professionals, downsizers and 'lifestylers' seeking easy lock-up-and-leave style accommodation. Upon arrival by lift access, be welcomed into a light-filled living and entertaining space accentuated by raked ceilings and sliding doors that showcase breathtaking city views. The modern open-plan interiors feature stylish polished timber floors giving a warm homely touch to the overall ambiance. In the entertainer's kitchen, you'll find a stylish setup with neutral grey-toned cabinetry and a sleek glass splashback, creating a contemporary yet versatile backdrop. The centrepiece of the kitchen is a generously sized island benchtop, perfect for preparing meals or casual dining. Equipped with Bosch stainless-steel appliances, including an electric oven and gas cooktop, this kitchen is both functional and elegant. Plenty of storage space ensures that all your kitchen essentials are neatly tucked away, while the breakfast bar offers a convenient spot for quick meals or socialising while cooking. Whether you're planning a family feast or hosting friends, this well-appointed kitchen provides all the tools and space you need to create memorable culinary experiences in the comfort of your home. The master bedroom boasts walk-in robes, an ensuite bathroom, and a private balcony. The second bedroom includes robes and its own balcony. The third bedroom offers access to the main balcony with captivating city views and features floor-to-ceiling custom cabinetry, perfect for a home office setup. Bedrooms 2 and 3 share the adjacent main bathroom for added convenience and a large linen press will accommodate all your necessities. A separate laundry room with a powder room provides extra storage and functionality. This residence offers luxurious living with thoughtful design touches throughout. Features include:

- Three outdoor spaces with city views
- High ceilings, bathed in natural light
- Ducted, zoned air conditioning, ceiling fans
- Lift access
- Side-by-side parking bays with additional space for scooters/bikes/motorbike
- Large, secure storage to rear of parking bays with 2 roller door access
- Combined laundry and additional guest powder room
- Linen press and smart bulkhead storage in kitchen
- Communal outdoor space with seating and lush greenery
- Pet friendly complex and easy stroll to the local dog park.

Situated within a small development of 23 units, set across two 'mid-size' towers, this fabulous apartment is in immaculate condition and is just waiting to welcome its new owner home. Nestled within walking distance to the vibrant Oxford St village, this property boasts proximity to parks, boutique shops, and the everyday convenience of Woolworths and exciting new developments within this sought-after retail village. AUCTION DATE Firm instructions have been set for Monday the 20th May 2024, with the auction to be held at the "Under The Stars" Auctions at Howard Smith Wharves from 5pm. All prior contract offers are to be submitted for consideration. INFORMATION Contact marketing agents Fiona Berkman on 0402 347 009 or Caitlin Uittenbosch on 0413 083 602 for further information. To receive the Information Memorandum, simply make an "online enquiry" on this property and the pack will be emailed to you. * This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes** Sizes and attributes represented may have been provided by external parties and no responsibility is to be taken for their accuracy. Please conduct all necessary due diligence.