

**23 Bexley Avenue, Balmoral, Qld 4171**

Place. **P**

**House For Sale**

Saturday, 9 March 2024

23 Bexley Avenue, Balmoral, Qld 4171

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 503 m2**

**Type: House**



Tammy Dale  
0407120099

## Auction

**Auction Location: On-Site** A contemporary Balmoral family home, you will find 23 Bexley Avenue seamlessly blends contemporary design and modern convenience throughout the property. A warm family home that offers the best not only in day-to-day living, but also in those moments where special occasions just have to be celebrated! An entertainer's dream, this property boasts ample space to accommodate both its residents and any guests they may wish to host at their beautiful home. Located on the upper level of the home, homeowners will find the expansive Master Suite, which boasts a spacious Walk in Robe spanning the length of the bedroom, along with a well appointed Ensuite which offers a separate soak bath and shower. Additionally, residents can also find in this bathroom a luxurious double vanity, complete by a multitude of cabinet space to cater to all storage needs. Finishing the Master, a private balcony overlooks the front of the property, affording residents the perfect escape at any time of day. Finishing this floor, the three remaining bedrooms all offer built-in wardrobes and ceiling fans. The bedrooms are all serviced by the family-sized bathroom, which once again offers a separate bath and shower, with plenty of storage options as needed. This level is completed by a secondary living area, which can be used as the perfect rumpus room for families with children, both younger and older. The middle living level of this property is the absolute heart of the home and offers owners one of the most expansive open plan living areas you will find in a modern Balmoral home. Seamlessly blending a multitude of living, kitchen, dining and entertainment options across this level are endless. The open plan kitchen is complimented by a spacious butler's pantry which is equipped with a newly installed European cooktop & steam oven, as well as several other high end appliances throughout the kitchen. Finishing the space, a central island bench presents the perfect opportunity for the end-of-day family conversations or entertainment uses. Departing from this main living area, residents are able to walk out to the main balcony, which offers a complete outdoor kitchen and ample alfresco space for outdoor dining throughout the Brisbane seasons. Finishing this level, a full-sized bathroom, along with a large laundry which offers direct external access affords residents the ease of access and convenience that is so desired today. Finally, the backyard of the property is complete with a swimming pool and sufficient green space, making this area a true oasis and the very definition of indoor-outdoor living throughout the home. **Disclaimer** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.