

**280 Riding Road, Balmoral, Qld 4171**

Place. 

**Sold House**

Saturday, 12 August 2023

280 Riding Road, Balmoral, Qld 4171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 425 m2**

**Type: House**

**\$1,200,000**

Auction Location: On site - 280 Riding Road, Balmoral Perched amidst tranquil surroundings, this dual-level character home with stunning city glimpses offers timeless charm. Built before 1945 and thoughtfully maintained, this fantastic property is ready to be renovated or enjoyed as is. The residence boasts a delightful traditional facade, as well as mature front gardens and dual street access. Inside, you're greeted by timber floors, lofty ceilings, VJ walls and decorative breezeways. A fresh white colour palette is showcased throughout. On the home's upper level, a covered full-width verandah ushers you through to an inviting living room. Beyond, you'll find a dine-in kitchen equipped with quality appliances, a sleek glass splashback and ample cupboard storage. Step outside onto the generous covered rear deck, where the picturesque garden and awe-inspiring city views provide a serene backdrop for al fresco dining. An external staircase leads down to a large fully-fenced grassed rear yard fringed by flourishing gardens. Finishing the upper level is a sizeable master bedroom, plus another two bedrooms and a superb main bathroom. Other notable details include a dual tandem carport and excellent storage space underneath the property, in addition to air-conditioning and ceiling fans. Situated in one of Brisbane's most family-friendly suburbs, this exceptional property is close to Oxford Street and Hawthorne Road's popular restaurants, cafes and boutiques. A stone's throw from Hawthorne Park's sporting grounds and numerous city-bound bus stops, this fabulous residence is also near scenic riverwalks and the Bulimba Ferry Terminal. Whether you're wanting to commute to the city or discover the local area's many attractions, you're promised a sensational lifestyle here. Falling within the Bulimba State School and Balmoral State High School catchment areas, this incredible home is also a short distance from Lourdes Hill College, Saints Peter and Paul's Catholic School and Anglican Church Grammar School. Do not miss this exciting opportunity – call to arrange an inspection today. 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. 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.