

30 Bilyana Street, Balmoral, Qld 4171



House For Sale

Thursday, 30 May 2024

30 Bilyana Street, Balmoral, Qld 4171

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 440 m2

Type: House



Brandon Wortley
0733580669



Selina McIntyre
0732541022

Auction

Situated in an incredibly convenient location, this immaculate modern home delivers an outstanding lifestyle without compromising on privacy, space or storage. The light-filled residence is sure to impress even the most discerning of buyers and would be perfectly suited to a multitude of demographics with the downstairs area making the perfect teenage or multigenerational retreat. Every aspect of this double storey residence has been cleverly designed to maximise space, natural light and to take full advantage of Queensland's indoor/outdoor way of life. The ground level consists of two generous bedrooms with a third bedroom/extra living room having direct access to the rear. The private rear patio leads to the large yard and mature gardens which span the length of the property and allow for plenty of room for kids and pets to play as well as the installation of a pool if so desired. Head upstairs and you are greeted with soaring high ceilings as well as the gorgeous continuous flow of natural light. There is also a second living space with plenty of room for the whole family to enjoy with a large entertainer's kitchen spilling out onto the private verandah which overlooks the backyard. The master suite is spacious and includes a private balcony with East-facing area views as well as a renovated ensuite and walk-in robe. There is also a further large bedroom on this level which would make a great kid's room or large office. A large double garage exists at the front of the home with plenty of storage as well as an extra space in the front yard for a car, boat or caravan. Additionally there is a generous laundry which completes the ground floor with further features of the home including air conditioning and Crimsafe screens throughout. Other features of the home include:

- 6.6kw solar system with a 10kw battery installed
- Perimeter termite protection system installed
- Front and rear veranda roller blinds

With so much to offer within a stone's throw to every conceivable amenity including the famous Oxford Street precinct plus a myriad of local shops and cafes, as well as a short walk to the Bulimba Ferry and bus stops as well as some of Brisbane's best schools, do not delay your inspection as this one won't last long. Owners have committed to sale via public auction to take place on Saturday June 15th at The Calile Hotel, Fortitude Valley from 9am. All pre-auction offers are to be presented in writing for consideration. Contact marketing agents Brandon Wortley on 0447 269 591 or Selina McIntyre on 0400 565 918 for further details or to arrange an inspection.