

**44 Bilyana Street, Balmoral, Qld 4171**



**House For Sale**

Monday, 18 March 2024

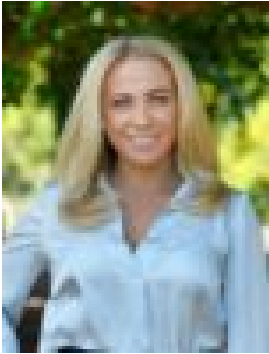
44 Bilyana Street, Balmoral, Qld 4171

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Zita Durand  
0439272427

## **Auction**

Experience the epitome of modern living in this beautiful Queenslander nestled on a generous 422sqm block in the heart of sought-after 4171. Boasting an enviable location with effortless access to elite schools, shopping and unbeatable dining options all at your doorstep, you will not want to delay your inspection this time. Step inside to discover character-filled interiors that exude warmth and charm, highlighted by high ceilings that create a sense of grandeur throughout. With five generous bedrooms as well as three bathrooms and two car accommodation, this home is designed to accommodate your family's every need and offers a flexible floorplan for families of all shapes and sizes. The design of this home has been meticulously crafted to ensure easy living and effortless entertaining. Upstairs, you'll find spacious family living and dining areas that are perfect for quality time with your loved ones. The gourmet kitchen, a haven for any home chef, showcases stone countertops, timber cabinetry and high-quality appliances. When it comes to accommodation, the upper level is home to three generous bedrooms, each equipped with air-conditioning and ample storage. The primary suite is generously oversized and features an ensuite and walk-in-robe. The lower level has been freshly renovated and boasts a large media/rumpus room, two additional bedrooms as well as a home office, bathroom and laundry. Step outside and prepare to be mesmerized by the allure of your own private oasis. A beautiful pool beckons on hot summer days, offering a refreshing escape from the heat. Surrounded by established gardens, this outdoor haven is perfect for lounging, entertaining, or simply soaking up the sun with friends and family. The opportunities are boundless for those who want to secure a property that will continue to reward them well into the future. Whatever your stage of life, your dream home awaits in this ideal location - seize the opportunity to make it yours! Don't miss out on this rare opportunity to secure your slice of Balmoral paradise. Call now to arrange your exclusive inspection and start living the lifestyle you deserve!