

45 Collings Street, Balmoral, Qld 4171



Sold House

Thursday, 18 January 2024

45 Collings Street, Balmoral, Qld 4171

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 696 m2

Type: House



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Contact agent

Proudly sitting in an exclusive enclave on Balmoral Hill, this contemporary version of a triple gable Queenslander offers you the rare opportunity to secure a spacious home in one of Brisbane's finest addresses. Renovated by Stoll Long Architects and sprawling over three levels on an almost 700 sqm block, this executive home offers uninterrupted city views from every level, and really must be seen to be truly appreciated. Stepping through the double-door entryway leads you to the large entertaining or multi-functional space which overlooks the elevated pool deck, with views to the city beyond. Alternatively, utilise this multi-purpose space as additional living or perhaps as a 5th bedroom, complete with an adjacent bathroom. Original wooden floors feature throughout with a striking staircase connecting each of the three levels. Extensive use of glass, combined with soaring 3-metre-high ceilings allows for maximum light and enjoyment of the incredible views. The expansive kitchen is centrally located on the middle level and extremely well-appointed, from granite benchtops, gas cooktop and European appliances, to the extensive storage options and walk-in pantry. The remarkable city views are equally available from the kitchen, dining and living zones and provide the perfect backdrop for every season. Ample proportions characterise the living and dining space and a wraparound balcony encapsulates the Queenslander lifestyle. Utilise this outdoor space as an al fresco dining room, entertainment hub or lounging space to relax and watch the spectacular sunsets over the Brisbane skyline. Three sizable bedrooms with built-in wardrobes also occupy the middle level, along with the large family bathroom, large laundry and access to a very private terraced back garden. With plenty of green space, the rear double terraced garden offers a secluded alternative for year-round outdoor dining, lounging or playing. The master suite occupies the top level and represents a welcome retreat for busy individuals. Luxuriate in the walk-in wardrobe, large modern ensuite and those stunning city views. All of these incredible features are located in a discreet, elevated and exclusive position on a section of Balmoral Hill which promotes walkability to the abundance of local cafes, restaurants, parks, transport, school and lifestyle options as well as the Hawthorne cinema precinct. You are also within an easy drive of the CBD, M1 Motorway North & South and some of Brisbane's finest schools including Churchie, Lourdes Hill, CHAC and more. Make no mistake, this is an incredibly rare opportunity in the highly sought-after 4171 postcode. Best and final offers are to be submitted on contract by 4 PM Monday 5th February with early offers also considered. Contact marketing agents Amanda MacDougall on 0421 039 608 or Scott Darwon on 0401 151 090 for further details or to arrange an inspection.