

46 Victoria Street, Balmoral, Qld 4171



Sold House

Friday, 1 September 2023

46 Victoria Street, Balmoral, Qld 4171

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 414 m2

Type: House



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\$2,850,000

Brisbane's renowned builders Evermore Homes showcases an exquisite custom and contemporary Hampton's inspired family home positioned high on Balmoral Hill. This luxurious residence boasts ultra-high ceilings spanning across two levels including sophisticated indoor entertaining areas and a breathtaking alfresco area with an expansive balcony that offers arguably the most sublime city and suburban skyline views Brisbane has to offer. Offering relaxed, yet ultra-modern living quarters, the home has embedded functionality and practicality within the layout. The top floor hosts an open plan kitchen, living and lounge area with a cosy gas fireplace. A dining room with separate butler's servery and wine cellar seamlessly leads to the covered entertainer's balcony that offers a breathtaking never to be built out city skyline view both by sunrise and sunset. Imagine sitting here with friends and family for RiverFire next year! For ultimate separation the top floor houses the luxury master suite with separate porcelain bath, his and hers vanity, concealed toilet, large shower and spacious W.I.R. Bedroom and luxury bathroom 1 are also located on this upper floor for the families with a new baby or small toddler that still needs to be close by. Transitioning downstairs, a further 3 bedrooms, large laundry with ample storage, large games room also with kitchenette is big enough to occupy a pool table. This space then leads to a covered alfresco area looking out to the sundrenched private pool with additional kids play area which would easily house a play gym, large table with chairs or outdoor lounge suite poolside. Garaging the family sized 4x4's is a breeze with space for 2 large vehicles. A well-thought-out mudroom with ample cabinetry for those wet or muddy days is located nearby allowing you to remove coats and shoes prior to entering the liveable spaces of the home. This expansive residence is sure to impress those searching for the ultimate family home. Occupying a generous 414m² block the home offers over 377m² under roof. Key Features: + Sublime city views by sunrise and sunset + Rare North/South facing elevated 414m² block in quiet private street + Soaring 3.5m high ceilings + Entertainers kitchen - 40mm stone tops, cabinetry all in soft close 2 pack, large walk in pantry + Jet Master heat and glo gas fireplace, valued at \$20,000 + Miele Dishwasher + Blanco undermount black ceramic kitchen sink + Miele 600mm built-in oven with 9 different heating functions + Miele 450mm built-in microwave combination speed oven + Miele induction cooktop + Feature glass wine cellar and butlers servery + Fully ducted air conditioning throughout + Alarm system and Dorani intercom + The convenience of a CycloVac H715 Central Vacuum Power Unit, a wall mounted vacuum maid system with 3 ports on each floor makes cleaning a breeze. Location Highlights: + Prestigious Balmoral Hill Location + Within the Saint Peter and Paul's catholic school and Morningside state school catchments for the children that are 6-12 years of age + Walking distance to Lourdes Hill College, Balmoral State High School & a short drive to Cannon Hill Anglican College for the children that are 10-17 years of age + A short 150m walk to shops, doctors, dentists and a host of specialist services and great cafes, bus stops and parklands