

52 Derby Street, Balmoral, Qld 4171



House For Sale

Wednesday, 29 May 2024

52 Derby Street, Balmoral, Qld 4171

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 453 m2

Type: House



Sam Battel

0432239045

Best offers by 19th June at 3pm

Nestled in a quiet, tree-lined street, this impeccable replica Queenslander offers the ultimate lifestyle or a fantastic investment opportunity in a sophisticated area. Boasting an impressive road presence with lush gardens and well-maintained character features, this home invites you inside with its unique charm. Inside, the soaring ceilings, wainscotting and gorgeous timber flooring add to the luxury feel of the home. A large living area is complemented by the grand, dedicated dining area. A chic kitchen will delight the chef in the family with high quality appliances, stone benchtops and an elegant window opening to the deck. Stepping outside via the feature French doors, you'll find a sizeable entertainer's deck with ceiling fan, privacy shutters and a large amount of space. This is the perfect place to relax and unwind after a long day, taking in the sweeping breezes and private outlook over the pool. The top level also features the master suite – a private oasis with its own entry, walk-in-wardrobe and chic, renovated ensuite. The other two bedrooms on this level are well sized and located close to the main bathroom which is perfectly appointed with a dignified claw-foot bath. Heading downstairs, a versatile space currently houses a large fourth bedroom, additional full bathroom and laundry, as well as a rumpus. With the ability to easily use this level as a home office, teenagers retreat or turn into a self-contained area – the possibilities are endless. A full, covered patio extends this rumpus and leads to the private oasis that is the backyard and pool area. Surrounded by lush plants, this area is private, peaceful and features a fire pit – the perfect place to warm up and spend your winter evenings!

- ? Replica character home with timber floors, soaring ceilings, fretwork and wainscotting
- ? Multiple living zones
- ? Entertainer's kitchen with quality appliances and stone benchtops
- ? Chic, renovated bathrooms – main featuring claw foot tub
- ? Large, covered deck – perfect for entertaining
- ? Versatile lower level with multiple areas, dedicated entry and own bathroom
- ? Gorgeous resort style pool area with lounge area and fire pit
- ? Multiple outdoor living areas
- ? Huge garage space with additional area for storage

Situated in a prime area of blue-chip Balmoral, this impeccable family home is perfectly positioned to enjoy the best of city living in a quiet, suburban setting. Only a stroll to the popular Oxford Street precinct with café's, restaurants and boutique shopping – you can leave the car at home and enjoy all that this suburb has to offer. With some of Brisbane's best schools and the CBD within a 15 minute drive, you will love living in Balmoral.