

**8 Sixth Avenue, Balmoral, Qld 4171**

**Townhouse For Sale**

Wednesday, 22 May 2024



8 Sixth Avenue, Balmoral, Qld 4171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 204 m2**

**Type: Townhouse**



Meagan Muir

0731076999

## Auction

Auction Location: In-Rooms - 140 Oxford Street, Bulimba Nestled in the highly coveted Balmoral neighbourhood, just 10kms from Brisbane's bustling CBD, 8 Sixth Avenue offers a stunning four-bedroom residence that exemplifies luxury living in a boutique setting. Seamlessly blending the serenity of suburban life with the convenience of urban living, this elegantly crafted home presents itself as an idyllic haven for discerning families. Upon entering, you are welcomed by a spacious open plan living and dining area that effortlessly extends to an inviting outdoor patio and courtyard. This seamless integration of indoor and outdoor spaces is ideal for entertaining or simply enjoying Brisbane's beautiful weather. Central to the home's allure is the entertainer's kitchen, which features marble benchtops, state-of-the-art ILVE cooking appliances, and an ASKO dishwasher. Not merely a culinary hub, this kitchen serves as a focal point for social gatherings and caters to the needs of culinary enthusiasts alike. Ascending to the upper level, the residence continues to impress with a second living area opening onto a balcony, offering a private escape. Accommodating four generously proportioned bedrooms, each adorned with ceiling fans and built-in wardrobes, the home ensures optimal organization and comfort. The master suite stands out for its luxurious amenities, including an ensuite bathroom designed to evoke a spa-like experience. The property boasts a host of practical features including ducted air-conditioning for year-round comfort, a double lock-up garage with internal laundry facilities, and a low-maintenance courtyard that ensures the focus remains on relaxed living. Additional conveniences, including a downstairs powder room and ample storage solutions, caters to the diverse needs of modern families. Ideally situated within a leisurely stroll of the vibrant Oxford Street, renowned for its eclectic mix of cafes, cinemas, and boutique shops, 8 Sixth Avenue transcends the realm of mere residence—it embodies a lifestyle choice that harmonizes the allure of Balmoral with the accessibility of the city centre.

**Disclaimer** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.