

**29/46 Addison Ave, Bulimba, QLD, 4171**



**Sold Apartment**

Sunday, 25 August 2024

29/46 Addison Ave, Bulimba, QLD, 4171

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Robert Lamprecht  
0738525254



Sherie Jafari  
0493435713

## Experience Luxury in this 206 sqm Bulimba Oasis: Your Courtyard Retreat

Nestled in a highly sought-after locale, we are thrilled to present this exquisite property that seamlessly blends modern living with outdoor tranquility. This exceptional ground-floor apartment boasts an expansive outdoor haven, making it a haven for downsizers and young families seeking both space and convenience.

Experience unmatched convenience and privacy with your own entrance directly from the street. The absence of shared corridors lends an air of exclusivity, transforming the apartment into a standalone dwelling that guarantees a sense of autonomy.

Positioned flawlessly as a corner unit by the poolside, this apartment ensures maximum privacy and a serene outlook. Positioned in an enviable location that caters to both pet owners and families alike. Situated across from a popular dog and kids park, this residence becomes a paradise for pets and a haven for families seeking a vibrant outdoor environment. Adjacent to the renowned Bulimba river walk and cafe precinct, you'll relish the opportunity to explore nature and indulge in culinary delights, all just steps away from your doorstep.

Immerse yourself in a harmonious blend of style, comfort, and natural beauty, the result of recent extensive renovations. Every detail has been meticulously chosen to cater to the discerning homeowner. From the warmth exuded by the new flooring, both internally and externally, to the modern kitchen adorned with a stone island bench and gas stove, and the elegant bathrooms boasting high-end fixtures, this residence radiates unparalleled elegance and sophistication. Additionally, the newly landscaped low-maintenance gardens provide a serene backdrop, enhancing the overall appeal of your outdoor oasis.

Property features include:

- Body Corp: \$1775 approx per quarter
- Rates: \$480 approx per quarter
- Total of 206m<sup>2</sup>
- Ducted A/C
- Separate fully enclosed Storage room located next door to your entry
- Secure complex
- Communal Pool and Gym and BBQ area
- Undercover Secure Car Park

In summary, this ground-floor apartment redefines the concept of urban living, offering a unique outdoor extension, utmost privacy, and a prime location that caters to various lifestyles. Secure ground floor apartments with such extensive external space do not come up often, so this is a remarkable chance to secure your very own haven. Contact us today to seize this unparalleled opportunity and own this exceptional property, perfectly tailored for those who appreciate both comfort and the allure of outdoor living. Your urban sanctuary awaits – act now to make it yours.