

**12 Carr St, Bulimba, QLD, 4171**



**House For Sale**

Monday, 28 October 2024

12 Carr St, Bulimba, QLD, 4171

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brandon Wortley

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## Picture Perfect Coastal Queenslander on 599sqm

Perfectly positioned on a flat north-south 599sqm block, this stunning two-storey coastal Queenslander has been meticulously renovated throughout. Presenting an ideal cosmopolitan lifestyle within footsteps of the vast amenity of both Bulimba and Hawthorne, this fine residence effortlessly combines classic charm with modern luxury.

The stunning streetscape of the home offers an air of grandeur with the front entry court immaculately landscaped and maintained to provide a tranquil entry experience.

Upon entry to the lower floor, a gorgeous sight line to the rear yard and pool catches the eye, with the wide hallway once again possessing scale and volume that is a hint at what is to come.

The hallway splits two large rooms - one currently utilised as the master bedroom that includes a generous walk-in-robe and ensuite, the other an oversized home office that has direct access from the front, meaning home business could be conducted without entry to the rest of the home. This room could also be set up as a large media room, gym, 6th bedroom or a range of other uses.

Continuing through to the heart of the home, a completely renovated kitchen includes abundant storage, 'Calacutta Dior' stone benchtops, high end appliances from Smeg & Asko and feature tiled splash back.

The generous open plan living & dining areas blend seamlessly to the large rear entertaining patio, yard and pool that are incredibly private due to the mature trees that line the perimeter. There is ultimate visibility from the living spaces to the rear that ensures both security and incredible entertaining capability with the distance between the neighbouring properties allowing the yard and pool to be bathed in sun, year round.

The bottom floor is rounded out by a powder room and large laundry which also features the same Calacutta Dior stone benches as the kitchen.

Upstairs, the unique layout allows for two large living rooms, both of which have access to balcony terraces and can be separated by central doors that allow for versatility of usage of each space.

There is a large 'second main' bedroom to the front of the home that includes a generous robe and gorgeous northern aspect. The remaining three upstairs bedrooms are each of a good size with the high ceilings across the entire level promoting abundant light and breeze.

Other great features of this fully renovated home include:

- New hard flooring and carpets on both levels
- Fully painted inside and out
- Ducted heating and cooling
- Upgraded electrical box
- Brand new smoke alarm system
- High quality newly renovated kitchen, bathrooms and laundry
- New fences back and left side + new pool fence
- Solar power capable of producing 25kWh

Located within one of Brisbane's hottest and most tightly held real estate markets, you are within footsteps of both Oxford St and the Hawthorne Rd cinema and dining precinct. Furthermore, an array of great local dining, lifestyle, transport and schooling options are at your fingertips as well as being a short distance to the CBD and the M1 in each direction.

You are also within the Bulimba State School & Balmoral State High School catchments while being a few minutes' from Churchie, Lourdes Hill and CHAC.

Genuine sellers have set an auction date of Monday 18th November as part of the Ray White Collective Auction Under The Stars event to be held at the Howard Smith Wharves from 6:00pm.

Contact Brandon Wortley on 0447 269 591 or Zita Durand on 0439 272 427 for further information.

\*\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes\*\*