

# 23 Balmain Street, Varsity Lakes, Qld 4227



## House For Sale

Wednesday, 10 July 2024

23 Balmain Street, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 743 m2**

**Type: House**

## Offers over \$1,299,000

Sprawled over a massive 743m<sup>2</sup> corner block, this spacious single level home provides ample room for families to enjoy a relaxed lifestyle in a peaceful location. Offering four bedrooms and two bathrooms, the comfortable layout offers multiple living areas and opens on to a covered alfresco entertaining area and sparkling pool. This versatile property is perfect for both families and investors, presenting a great canvas to personalise and make it your own. Conveniently situated close to schools, shopping centres and local parklands, this sought after family neighbourhood is also only a short 10 minute drive to beautiful Burleigh beachfront. Property Features: • 3 bedrooms with air conditioning and built in robes plus study/4th bedroom • Open plan living & dining area with air conditioning • Separate formal lounge and dining room • Well appointed kitchen features breakfast bar and dishwasher • Master features ensuite and walk in robe • Main bathroom offers separate shower and bath • Covered alfresco entertaining area • Sparkling inground pool • Great yard space, perfect for children & pets • Double lock up garage with internal access • Additional off street parking under shade sail • Fully fenced 743m<sup>3</sup> corner block Location Highlights: • 250 metres to beautiful local parklands 'Wattle Park' • 800 metres to Frascott Park with childrens playground, basketball court, running track and secure dog agility park • 5 minute drive to Treetops Plaza and Marymount College • 10 minute drive to Burleigh beach and James Street precinct • Caningeraba State School (Prep to Yr6) and Varsity College (Yr 7-12) catchment area Contact Sarah Davari on 0403 042 668 to arrange your viewing today. Price Disclaimer: This property is being sold 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 only. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.