

**260 Thynne Rd, Balmoral, QLD, 4171**



**House For Sale**

Monday, 23 September 2024

260 Thynne Rd, Balmoral, QLD, 4171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Blue Chip Entry Level Home or Prime Rebuild Opportunity**

Situated in a popular and extremely convenient pocket of Balmoral, this charming three-bedroom residence offers a range of possibilities - move in and enjoy as is, update the current home or explore the option to knock down and rebuild your dream residence (STCA). With a generous rear yard, a 21.9 metre frontage and stunning views of the Gateway Bridge, this home is just minutes from the vibrant attractions of Oxford Street and Hawthorne Road.

The home's appealing character is showcased by its well-maintained facade and manicured front gardens. Inside, you'll find beautiful timber floors and a versatile neutral colour scheme that allows for easy personalisation.

The living area welcomes you with high ceilings, stunning hardwood floorboards, refreshing breezes and an abundance of natural light from its Eastern aspect. The adjoining kitchen is well positioned for yard visibility and accessibility and features a breakfast bar, tiled splashback and ample storage.

Three spacious bedrooms are serviced by a neat bathroom with a shower over the bath. Additional features include a single carport, ceiling fans, and plenty of storage options.

The property also offers a large fully fenced yard, complete with established gardens and a covered patio, perfect for barbecues and alfresco dining.

Located just 10 minutes' drive from Brisbane's CBD, this property is within immediate walking distance to a range of shops, dining options, and the Bulimba and Hawthorne Ferry Terminals. The upcoming Bulimba Barracks precinct adds to the appeal of the area as do the Oxford St and Hawthorne Rd dining & cinema precincts and the abundance of parks, lifestyle amenities and cafes on offer.

In the catchment for Bulimba State School and Balmoral State High School, and a short drive from Saints Peter and Paul's School, Lourdes Hill College, and Churchie and CHAC, this home offers exceptional value in a sought-after location.

Auction is to be held at The Calile Hotel, Fortitude Valley on Saturday October 12th at 9:00am with all pre-auction offers to be submitted for consideration.

Contact marketing agent Brandon Wortley on 0447 269 591 for more 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\*\***