

36 Mcilwraith Ave, Balmoral, QLD, 4171

SPACEPROPERTY

House For Sale

Monday, 19 August 2024

36 Mcilwraith Ave, Balmoral, QLD, 4171

Bedrooms: 3

Bathrooms: 2

Type: House

Blue Chip 741sqm high in the heart of Balmoral with city views.

The Instruction is clear, For sale \$1.75m

Have you always wanted to live in a Blue Chip street in the Premier Eastern Suburbs of Brisbane? Then look no further; you have found it.

This is your chance to secure your future set amongst quality real estate and close to fashionable Oxford Street and the surrounding café and restaurant precincts with a relaxed lifestyle just nine kilometres from the CBD.

The current home is a blank canvas is ripe for a serious renovation with an open plan, and lofty cathedral ceilings designed to capture the amazing breezes plus city views on offer.

This is certainly a great opportunity to buy as the hard work is done with approved plans and advanced building scoping and quotes in place for a dream residence befitting this Blue Chip location. Alternatively, take advantage of the existing property and renovate to whatever standard you wish with the structure is in place for you to realise your dreams. Either way, you will be creating value as land like this, offering all these benefits does not present very often if at all.

Features you want:

Large 741sqm block

City and suburb views

Located high on the hill with amazing breezes

Facing north east

Existing house, potential renovation *

Approved plans for a brand new dream residence available on request

Leafy sought after area

Quick easy access to the Gateway Motorway for the commute to both the Sunshine and Gold Coast and Airport.

Nearby boutique shopping and cinemas

Close to cafes, restaurants and local produce

Only minutes from the Oxford Street and Apollo Road Ferry Terminals, this sought after property is within the Bulimba State School and Balmoral State High School catchments. Nearby private schools include Saints Peter and Paul's School, Lourdes Hill College, Cannon Hill Anglican College and Churchie. Do not delay as opportunities like this will not last long - call Warren to arrange an inspection today.

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.