

**75 Bolan Street, Bulimba, QLD, 4171**



**House For Sale**

Tuesday, 1 October 2024

75 Bolan Street, Bulimba, QLD, 4171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Perched High on the Hill

On Site Auction Saturday 2nd November at 10:00am

Nestled in the heart of the highly-coveted suburb of Bulimba, Queensland, resides an immaculate family sanctuary at 75 Bolan Street. This exquisite residence is a paragon of contemporary design and luxury, offering an exceptional lifestyle opportunity for discerning buyers.

Upon approach, the property commands attention with its street presence, marked by a stunning Kwila gate and a slatted front that ensures privacy while exuding modern elegance. The four-bedroom, two-bathroom house has been meticulously maintained, showcasing an excellent condition that is readily apparent through its premium materials and finishes.

The open-plan living space, adorned with spotlight lighting throughout, is a testament to the thoughtful design that prioritizes comfort and functionality. The inclusion of HITACHI air conditioning in both the living room and hallway ensures a pleasant ambiance throughout the Queensland seasons. The considerable updates to the property include a comprehensive repaint, with a crisp white hue that enhances the sense of space and light. Meanwhile, the external areas have also received touches of fresh paint, speaking to the property's consistent upkeep.

At the heart of the home, the gourmet kitchen serves as a culinary haven, complete with a Miele dishwasher, stove, oven, and a built-in coffee machine. The space is perfected by a stone top bench and white tiled backsplash. Further augmenting the living experience is the bespoke outdoor kitchen, fitted with a Titan 900 series, a 6-burner BBQ, ducted Miele gas burner/ grill, electrical grill, Miele extracted fan, and a built-in sink for al fresco dining and entertainment.

Bedrooms are sanctuaries in their own right, each featuring built-in robes and ceiling fans for optimal comfort. The second bedroom distinguishes itself with a walk-in bathroom, epitomizing the thoughtful layout geared towards privacy and convenience.

Further enriching the home's self-sufficiency are solar panels, courtesy of Sungrow, promising energy efficiency and lower utility costs. Practical features include an internal laundry, ample storage space, a veggie garden patch, a low-maintenance landscape with drought-resistant plants, and a small back yard where tranquillity can be enjoyed.

With a single garage augmented by additional creature comforts such as a fridge, dryer, and air conditioning, this space doubles as a versatile hangout spot. The property's connection to the outdoors is effortless, thanks to commercial stacker doors, a fenced yard, and an outdoor entertainment area awaiting memorable gatherings.

Positioned in an idyllic location, the residents of 75 Bolan Street benefit from proximity to parklands, schools, shops, the Brisbane river, and transport options, ensuring all lifestyle needs are within easy reach. With the soon coming Barracks development in close proximity also. This Bulimba residence not only exemplifies refined living but also caters to an eco-friendly lifestyle with features such as solar panels and water-efficient toilets.

In essence, this property presents a rare combination of sophisticated design, modern amenities, and an enviable location, making it a must-see for those seeking a turnkey home in a vibrant community.