

3/49 Bilyana Street, Balmoral, QLD, 4171

Place. **P**

Unit For Sale

Thursday, 24 October 2024

3/49 Bilyana Street, Balmoral, QLD, 4171

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Meagan Muir
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Exclusive Ground-Floor Home with Spacious Courtyard

Just a leisurely stroll from the vibrant retail and dining scenes of Oxford Street and Hawthorne Road, this exceptional ground-floor residence offers unmatched privacy and exclusivity. Nestled on its own self-contained lot at the rear of a well-positioned complex, it boasts a private gated entrance and an expansive courtyard, delivering the ultimate blend of spacious living and an effortless, low-maintenance lifestyle.

Tucked away in a secluded position at the rear of the complex with no upstairs neighbours, this apartment exudes a sense of exclusivity. Flooded with natural light, the expansive open-plan living and dining area seamlessly flows into a superbly appointed kitchen, creating a space that feels both inviting and elevated.

Large glass sliding doors open onto a fully fenced courtyard with a prized north-eastern aspect, offering a beautifully landscaped garden and a perfect space for entertaining. The covered patio creates an ideal setting for both relaxed outdoor living and hosting guests.

The large master bedroom, with direct access to the courtyard, boasts an adjoining walk-in robe and a private en-suite for added comfort and convenience. Positioned at the opposite end of the floorplan, a spacious second bedroom features a built-in robe, complemented by a stylish main bathroom and a cleverly designed European-style laundry, ensuring every detail of this home is as functional as it is impressive.

Complete with a secure single garage and plentiful visitor parking, the property also includes split-system air-conditioning and ceiling fans.

Close to Oxford Street's fashionable attractions and Hawthorne Park's sporting facilities, this sensational residence is near scenic riverwalks and the Hawthorne Ferry Terminal. Falling within the Bulimba State School and Balmoral State High School catchment areas, this incredible apartment is also a short distance from Lourdes Hill College, Saint Peter and Paul's School and Anglican Church Grammar School.

A spacious ground floor apartment in a perfect location like this is hard to come by! Do not delay – call to arrange an inspection today.

Disclaimer:

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