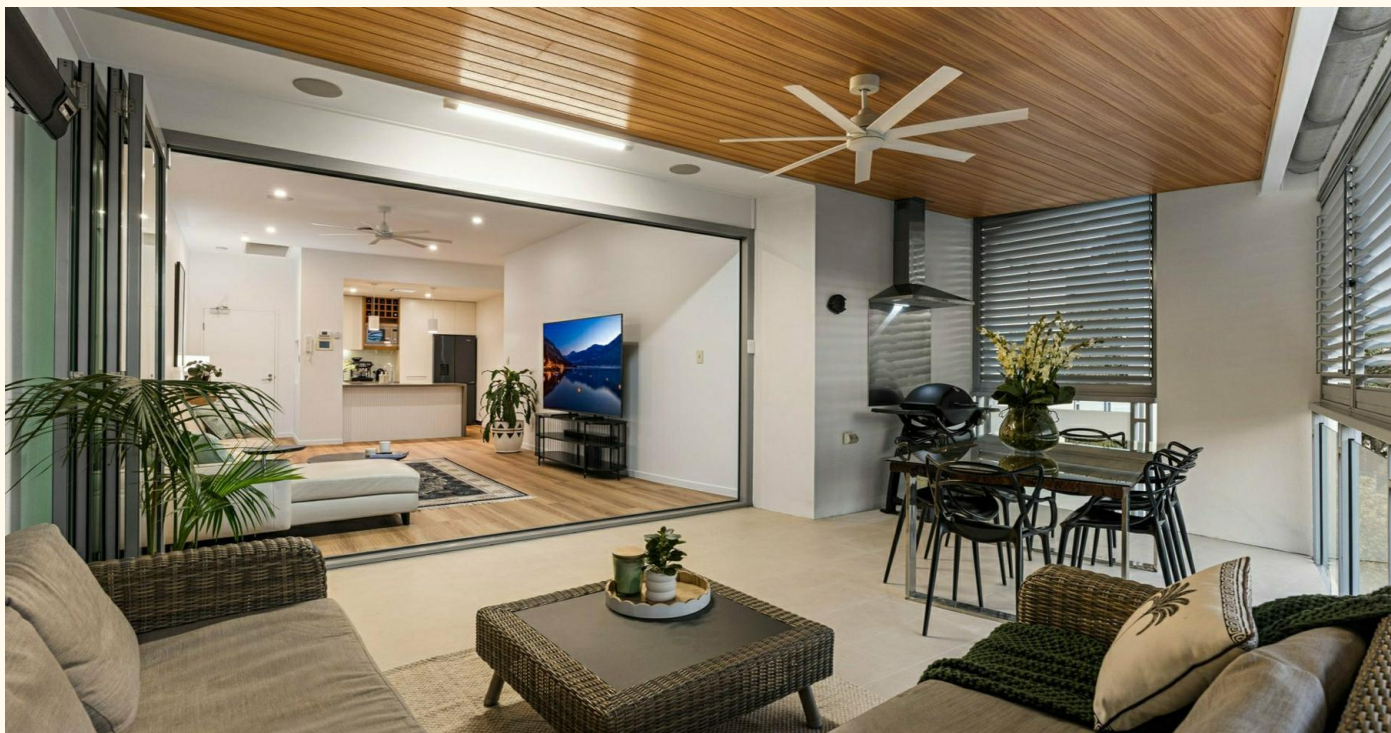




3/232 Oxford Street, Balmoral

152sqm of Executive Living, Boutique Six-Residence Complex, Two Balconies

Positioned just moments from the vibrant Oxford Street precinct and bordering the highly sought-after Bulimba lifestyle enclave, this spacious three-bedroom residence presents an exceptional opportunity to embrace a sophisticated yet effortless inner-city lifestyle.

Set within Residences on Upper Oxford, a tightly held boutique complex of just six executive residences, the home combines generous proportions, quality appointments and a thoughtfully considered layout with an enviable lifestyle address.

From the moment you step inside, the sense of space is immediately apparent. The open-plan living, 2.9 meter ceilings and dining areas flow effortlessly outdoors to an oversized, covered entertainer's balcony — an inviting space for relaxed gatherings, alfresco dining or simply unwinding at the end of the day.

At the heart of the home, the gourmet kitchen is both stylish and functional, appointed with stone benchtops, Smeg appliances, gas

3 2 2

FOR SALE

Offers over \$1,589,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.



cooking and a generous island bench, perfectly suited to casual dining and entertaining.

The master suite offers a private retreat, complete with generous storage, a well-appointed ensuite featuring a bath, and its own private balcony showcasing city views.

Two additional bedrooms, both with built-in wardrobes, are serviced by the main bathroom.

With cafés, restaurants, boutique shopping, schools, transport and the Brisbane River all within easy reach, this is a home that delivers the very best of connected inner-city living, without compromising on space, privacy or comfort

Features You'll Love

Three generous bedrooms, all with built-in wardrobes

Ducted air-conditioning and ceiling fans throughout

Spacious master suite with generous storage and ensuite featuring a bath

Private master balcony with city views

Two additional bedrooms serviced by the main bathroom

Impressive 2.9m ceilings throughout

Expansive open-plan kitchen, dining and living areas

Gourmet kitchen with stone benchtops, Smeg appliances, gas cooking and island bench

Oversized covered entertainer's balcony

Dedicated BBQ area with gas outlet and rangehood

Smart automated lighting

Double secure car accommodation

Secure private storage room with allocated 1.4m x 3.3m storage cage

Resort-style swimming pool and communal BBQ area

Well-maintained boutique complex of only six residences

Elevator

Built in 2010

Rates, Fees & Rental Return

Council Rates: \$706.25 per quarter*

Body Corporate Fees: \$2,482.68 per quarter*

Potential Rental Return: \$1,150 - \$1,250 per week*

Unbeatable Location

900m* to Bulimba Ferry

- minute walk to Lua Urban Village and Harris Farm
- minute walk to Woolworths
- minute walk to Bulimba State Primary School
- minute walk to St Peter's and Paul's Catholic Primary School
- minute walk to Balmoral State High School
- minute drive to Lourdes Hill College
- minute drive to Brisbane Airport
- to Brisbane CBD
- minute drive to Brisbane CBD
- minute walk to Oxford St Restaurants

Local Restaurants and Cafes include: Romeo Italian Melrose

Restaurant & Rooftop Bar, Mexicali, Old Mr Rabbit, Stella, IL Molo

Italian Kitchen & Bar, Oxford 152, Adda, Sugo, Luckies + more

Walk to local soccer club - Southside Eagles

Walk to Morningside AFL club and grounds

A rare combination of generous living, effortless entertaining and an outstanding lifestyle location, this residence is perfectly positioned for those seeking a refined, low-maintenance home in one of Brisbane's most desirable inner-city pockets.

CONTACT TEAM HANSOM

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- = approximate

MORE DETAILS

Property ID	TW3GVB
Property Type	Unit
House Size	152 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Intercom
	Pool
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

Melissa King

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