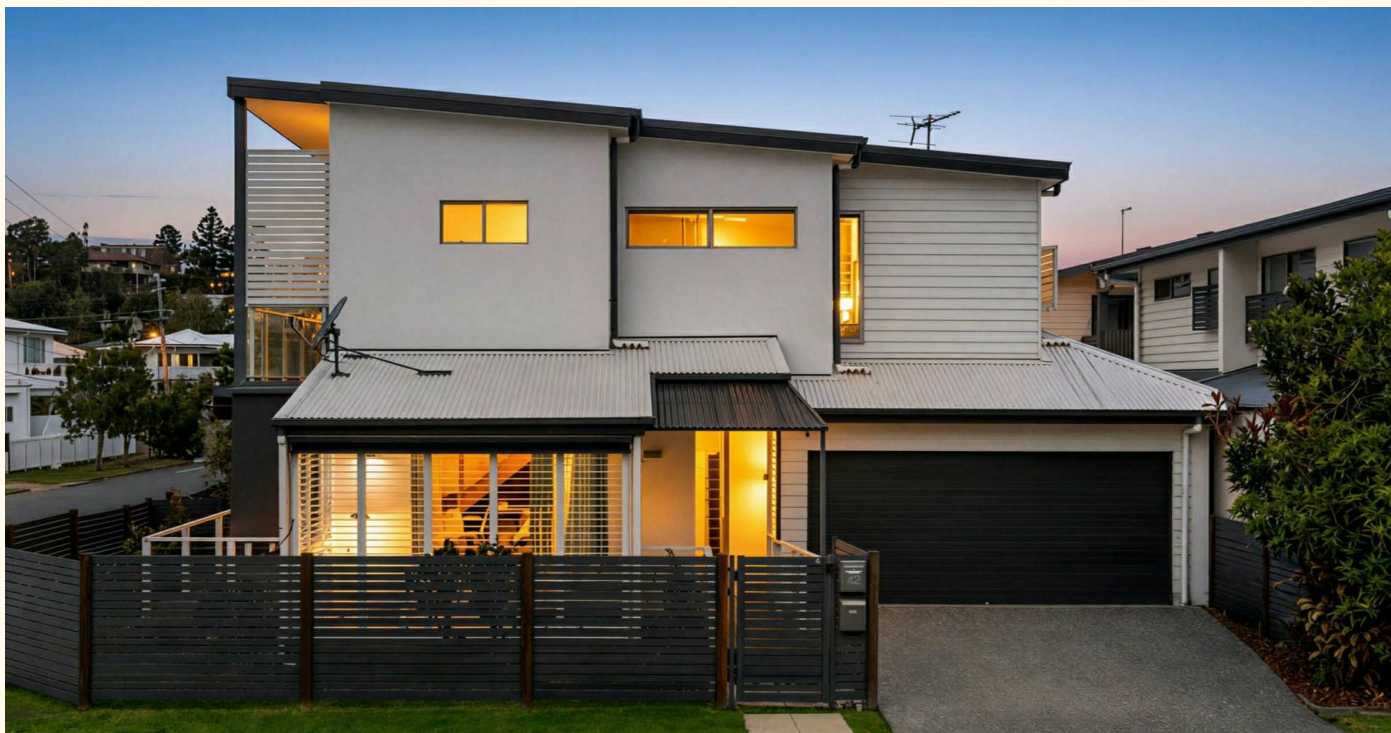




4/42 Jamieson Street, Bulimba

## The Bulimba Lifestyle

Positioned within a boutique complex of just four, this beautifully presented two-level residence offers the privacy and proportions of a freestanding home, paired with the effortless lifestyle of one of Bulimba's most sought-after settings. Warm and inviting interiors feature polished timber floors, louvred windows and a soft neutral palette, while the spacious open-plan living and dining area is enhanced by an abundance of natural light. An enclosed sunroom provides additional flexibility, flowing through to a generous outdoor entertaining area with retractable blinds, the perfect setting for relaxed gatherings or enjoying the refreshing riverside breezes.

Designed for comfortable everyday living, the home combines generous accommodation with thoughtful inclusions and excellent outdoor space. The well-appointed kitchen features gas cooking, quality appliances and ample storage, while the upper-level master retreat enjoys its own ensuite, built-in robe and private balcony. With two further bedrooms, multiple living zones, landscaped gardens, secure garaging and an enviable position close to Oxford Street, the ferry and riverside parklands, this is a home that brings together space, convenience and the quintessential Bulimba lifestyle.

### Property Features:

Boutique complex of just four residences

3 2 2

### FOR SALE

Offers Closing 15th Oct - if not prior

### VIEW

Wed 7th Oct @ 5:45PM - 6:15PM

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- level layout with the feel and privacy of a freestanding home
- Spacious open-plan living and dining area
- Polished timber floors and louvred windows
- Enclosed sunroom with privacy shutters
- Outdoor entertaining area with retractable blinds
- Well-appointed kitchen with gas cooktop, dishwasher and ample storage
- Spacious master bedroom with ensuite, built-in robe and private balcony
- Two additional bedrooms with built-in wardrobes
- Main bathroom plus downstairs powder room
- Spacious laundry
- Ducted air conditioning and ceiling fans
- Crimsafe security
- Secure double garage plus additional driveway parking
- Landscaped, low-maintenance gardens

#### Rates, Fees & Returns:

Rental Return: \$850 - \$900 per week\*

Body Corporate Fees: \$1,192.00 per quarter\*

Council Rates: \$521.86 per quarter\*

#### Location:

- to Brisbane CBD
  - minutes to Brisbane Airport
- Moments from the caf&eacute;s, restaurants, boutiques and everyday amenities of Oxford Street
- Easy walk to Bulimba Ferry Terminal with river access to the CBD
- Close to city-bound buses and riverside parks
- Within the Bulimba State School and Balmoral State High School catchments
- Convenient to Lourdes Hill College and Saints Peter and Paul's School
- Short drive to Anglican Church Grammar School (Churchie)
- Enjoy Bulimba's popular riverside lifestyle and village atmosphere
- Easy access to the CBD, transport, dining, shopping and recreational facilities
- = approximate

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | TWKGVB               |
| Property Type | Townhouse            |
| Including     | Ensuite              |
|               | Study                |
|               | Air Conditioning     |
|               | Toilets (3)          |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |

**Ashleigh Hansom 0448 742 538**

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