



162 Brisbane Street, Bulimba



## WHEN QUALITY MATTERS

Welcome to your opportunity to purchase this award-winning character home nestled on a 825m2 allotment that has been meticulously renovated and extended to create a sprawling five-bedroom masterpiece complete with study, media room, fireplace and inground swimming pool.

This once cute little workers cottage has been shifted, raised and extended and focuses on natural materials, high ceilings, gentle curves, loads of windows and a soft colour palette of neutral tones.

In addition to the main house, you will find a fully self-contained one-bedroom unit privately positioned at the rear of the backyard and affectionately known by the current owners as the 'Pool House'. This space is perfect for adult children, elderly parents or maybe an AIRBNB option may suit. Compete with a kitchenette, ultra-modern bathroom, large air-conditioned open plan living and dining area with low maintenance flooring, ceiling fans and plenty of windows with an outlook to the pool.

This home oozes street appeal from the white picket fence to the character portico, the perfect low maintenance gardens and lush green lawns to the fresh and inviting colour scheme.

The charming early 1900's Heritage façade with wide covered veranda has been lovingly restored and offers the smallest hint of what lies within this one-of-a-kind property that is filled with warmth and natural light.

The entry level consists of four generous sized bedrooms plus a dedicated study conveniently positioned at the entry allowing those who work from

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**Price** CONTACT AGENT  
**Property Type** Residential  
**Property ID** 11040  
**Land Area** 825 m2

### AGENT DETAILS

Steve Venn - 0418 288 325

### OFFICE DETAILS

Golden Beach  
 SHOP 2 50 Landsborough Pde  
 Golden Beach, QLD, 4551 Australia  
 0418 288 325



home to remain uninterrupted from day to day living.

A freestanding bathtub is the centrepiece of the family bathroom complimented by unique floor tiles, high quality cabinetry, twin basins and frameless glass walk-in shower.

You will be impressed with the stunning timber flooring throughout this level, the sky-high ceilings and spacious lounge area with large glass panel windows that brings the outside in.

The master suite is of palatial proportions with a large feature window that frames the picture-perfect backyard and louvre windows that offer gentle breeze and allow plenty of cross airflow. The ensuite bathroom is luxurious with floor to ceiling tiles, his and her basins, a privacy toilet and walk in shower with rain showerhead with the clever addition of a unique bench seat to create a spa like experience.

The main living room on the lower-level is of an open plan design, is light and bright, has built in cabinetry, gas fireplace and sweet bench seat perfect for curling up with a good book. Large glass sliders open the entire width of this room and lead out to the spacious undercover alfresco area an ideal space to relax with family and friends.

Now this kitchen is truly what dreams are made of! Your eyes are drawn immediately to the unique pendant light overtop of the stunning designer benchtop that is what the sellers called their 'splurge piece' and it certainly makes a statement! An enormous Butler's pantry, integrated fridge, gas cooktop, twin electric ovens, a Zip HydroTap and breakfast bar complete this fabulous kitchen that would inspire anyone to become a master chef!

The fifth bedroom plus media room (or sixth bedroom) is well located near a second entry to the home. A further bathroom plus powder room services this part of the home.

A luxe feature of this home is the custom designed dog washing station that is incorporated into the oversized laundry room.

## THE AREA

Bulimba is a unique inner-city suburb of Brisbane bursting with charm and positioned alongside the Brisbane River and offers a vibrant restaurant scene, leafy parks and coveted schools.

Just a few minutes' walk will find you in Oxford Street – main street of Bulimba and home to a classic old cinema, boutiques, chic cafes and art galleries.

Bulimba Memorial Park is within walking distance in the heart of Bulimba and will provide hours of enjoyment for families with a canopy of fig trees for shady picnics and playgrounds to keep the kids entertained.

Public transport is plentiful in Bulimba with a good bus system in place and the home is just a short distance from the City Cat Ferry Terminals at both Oxford Street and Apollo Road (both less than a 15 minute walk away) – what a pleasant and relaxing way to travel to work with an impressive network of over 20 terminals stretching all the way to The University of QLD (UQ) at St Lucia.

Bulimba truly has it all – a thriving dining, entertaining, shopping precinct with easy access to the CBD of Brisbane. A suburb of choice that attracts both young professionals and families alike wishing to raise their families in a village community and in their 'forever home'.

- The CBD of Brisbane & Brisbane Airport both around 15 minutes' drive away
- Less than 5-minute drive to Bulimba State School (Primary), Balmoral State High School & Saints Peter & Pauls Catholic Primary School
- An approximate 5-minute drive to Lourdes Hill Girls College
- 10-minute drive to Church Anglican Grammar College for Boys (Churchie)
- Around 10-minute drive to Cannon Hill Plaza
- Westfield Carindale and Event Cinemas around 15-minute drive away
- The Mater Hospital and PA Hospital both about 15-minute drive away

There is so much to love about this special home – we recommend you allow plenty of time on open home day to explore and appreciate all that is on offer. Don't miss out on this one!

Call Steve today with any questions you may have on 0418 288 325.

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