



22 Ballina Street, KELVIN GROVE QLD 4059

House: 4 beds 3 baths 2 park



## SOLD by MARIO SULTANA

For Sale

Nestled at the end of a tranquil cul-de-sac this HIA Gold Award winning home exemplifies understated style that is contemporary as well as family friendly. Enjoy unhindered district and mountain views from sunrise to sunset from the elevated rear northerly aspect. Perfectly positioned 2km from the CBD it is within close proximity to Victoria Park Golf Complex, major hospitals, the billion dollar Kelvin Grove Urban Village, restaurants, cafes, a bustling weekly market, quality public and private schools, QUT Kelvin Grove campus, UQ Herston, transport and sporting facilities.

Beautiful flooring sets the stage for the expansive spatial features of the lounge and dining room that flow from the entry to the large patio at the rear overlooking a sparkling, in-ground aqua pool. If entertaining is your forte then the well-equipped gourmet kitchen will live up to expectation. Featuring an oversized centre island perfect for casual dining, glistening stone counter tops, gas cooktop, large capacity oven, concealed appliance niche, glass backsplash, microwave oven, integrated dishwasher and copious cabinetry. The ground floor also includes a powder room, laundry and access to the double lockup garage with adjoining storage room.

An impressive staircase leads up to the sleeping quarters where two spacious bedrooms boast walk-in robes. A third bedroom with built-in robe is currently utilised as a study. A beautifully appointed bathroom complete with full bath, semi frameless shower, separate toilet as well as a generous family room caters to the younger members of the family. Reigning over this upper floor is the master suite with private balcony, generous walk-in wardrobe, considerable chic ensuite with screened toilet, his and her vanities and large shower enclosure providing the ultimate parent's retreat.

Other exceptional features include home theatre projector, Stereo System throughout, CBUS lighting, fully integrated security system, solar HW, large profile porcelain tiles, polished timber floors to the upper level, fully



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### Features

- Pool
- Air Conditioning
- Built-In Wardrobes
- Close to Schools
- Close to Shops
- Close to Transport



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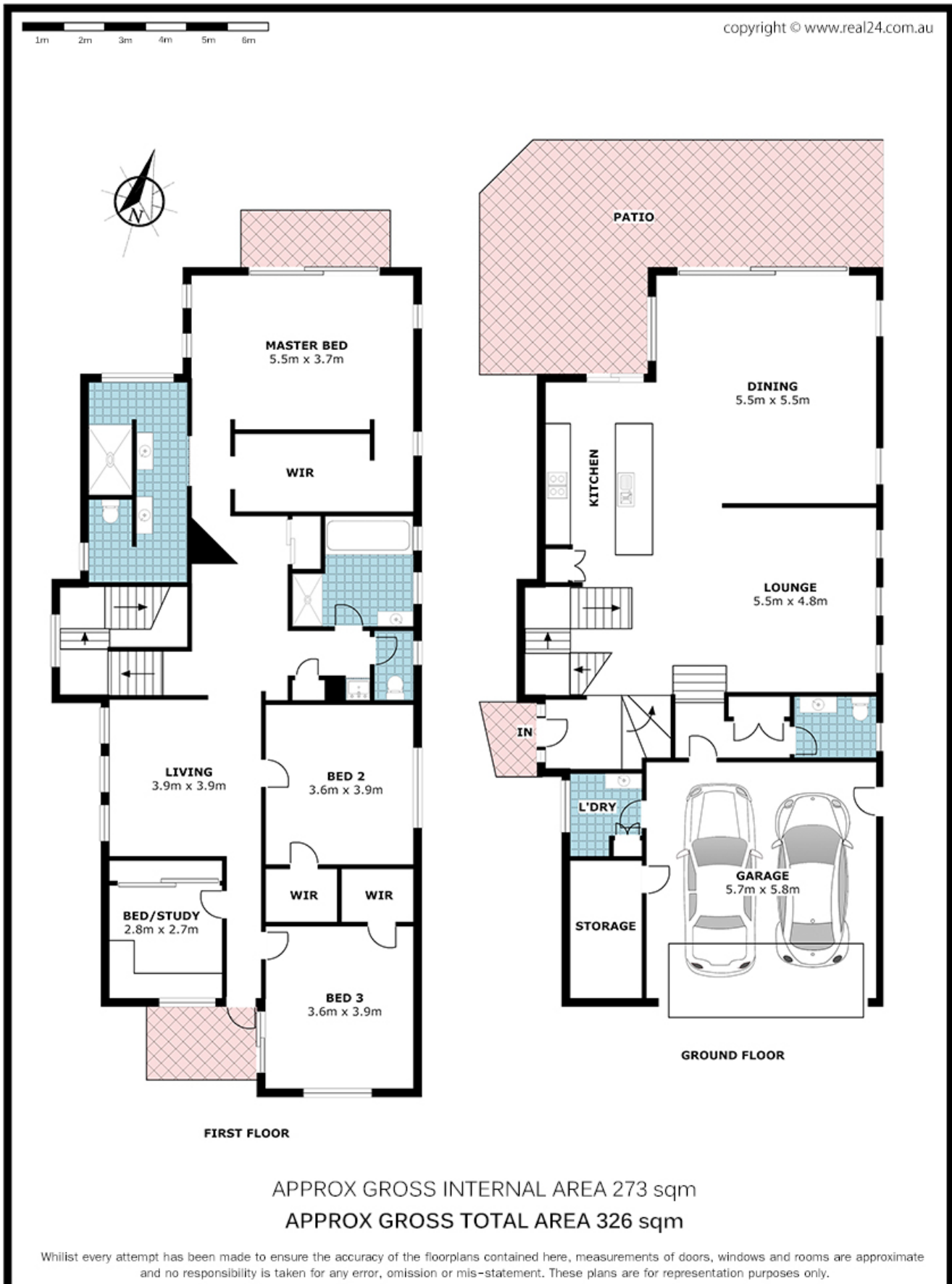
ducted air-conditioning, ceiling fans, quality tap ware, and impressive lighting. This beautiful home offers a relaxed and comfortable modern lifestyle for those seeking uncompromising quality and style. Welcome home to your new Place.

\*This property is being sold without price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.



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Property No. 7747203



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