

9 WENTWORTH PARADE, BALMORAL, QLD, 4171



**SOLD**

## MOTIVATED VENDORS DOWNSIZING - INCREDIBLE OPPORTUNITY! NOW UNDER CONTRACT.

This loved family home of 40 years is offered to the market for astute buyers with keen interest in securing a family home in a prized Balmoral pocket. With a highly desirable North East aspect, never to be built out - outstanding views are to be had from the home itself. This very appealing two storey house with a variety of living areas and outdoor zones creates the multi-purpose living you desire.

Functionality is key with the gourmet eat-in kitchen emphasising the ease of prepping meals and entertaining. There is a real harmony between traditional features and modern touches with polished floors throughout, high ceilings, lead-light doors and antique paneling. The many open plan living and dining zones flow through to your choice of alfresco an all-weather deck, patios and balconies. Gather with guests in these scenic settings packed with original features, with the front deck offering the Brisbane CBD and Story Bridge as your picture-perfect backdrop.

Upper Level  
Large master suite with view  
5th Bedroom / Nursery  
Formal Lounge and Dining Room  
WOW Balcony off gorgeous sitting room with city views  
Large eat in kitchen  
Timeless bathroom with terrazzo floor  
Powder Room  
Study nook  
Rumpus / TV room  
All weather patio  
Courtyard  
Huge deck  
Low maintenance garden with large level lawn

**5 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$1,805,000

**OPEN FOR INSPECTION:**  
N/A

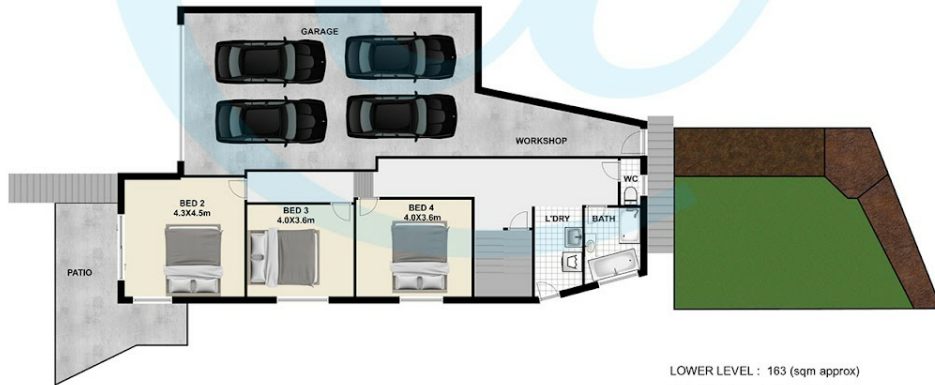


**Angela Cholakos**  
**0414866770**  
angelacholakos@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

UPPER LEVEL



LOWER LEVEL



LOWER LEVEL : 163 (sqm approx)  
LOWER LEVEL : 171 (sqm approx)  
TOTAL UNDER ROOF AREA : 334 (sqm approx)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.