

11 Philomene Drive, Ashgrove, Qld 4060

House For Sale

Wednesday, 25 October 2023

11 Philomene Drive, Ashgrove, Qld 4060

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 401 m2

Type: House



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Auction

Auction Location: On-Site A celebration of elite craftsmanship in contemporary design, this striking home ensures a coveted family lifestyle that is unmatched in beauty, scale, and timeless appeal. A flawless architect influenced build has enhanced the palatial residence, where sleek high-quality materials and textural finishes are sympathetic to the palette of its natural surroundings. Uniting luxe inspiration with tropical garden influences, the immaculate interiors work effortlessly to create a seamless flow throughout each of the three levels. Open to the north and bathed in natural light, it features an expansive design showcasing a striking open plan living and dining area surrounded by glass panelled walls that maintain an unbreakable connection to the outdoors. The gourmet kitchen acts as a focal point to prepare meals and allows you to stay connected when entertaining. It's suitably fitted out with premium Miele appliances including double ovens, induction cooktop and integrated dishwasher. The stone benchtops provide plenty of preparation space, while sleek cabinetry and a scullery offers ample smart storage options. It effortlessly services the all seasons alfresco entertaining zone, ideal for hosting family and friends, with views overlooking the sparkling in-ground pool. Accommodation comprises four generous sized bedrooms. The master suite boasts a large walk-in robe, lavish private ensuite feature egg bathtub, and opens to the front allowing gorgeous breezes to flow throughout. The additional bedrooms share an equally stylish light filled bathroom. For those who work from home, the dedicated study/ home office will delight with direct access to the front door. Upon entry the property sets one's expectations high and the host of additional features certainly doesn't disappoint. Some of these include:

- Fluid floorplan opening to rear deck & pool
- Separate formal lounge upstairs
- Gourmet kitchen with Miele appliances & a scullery
- 4 bedrooms to the upper level
- Powder room for guests
- Built-in laundry with outside access
- Ducted air-conditioning & ceiling fans
- Resort style pool surrounded by lush gardens
- Convenient side access with low maintenance surrounds
- Double garage accommodation with additional storage

Live in a prestigious address that is enveloped by a family-friendly neighbourhood and complemented by the vibrancy of local cafes, grocers, and accessible transport. Surrounded by scenic walking and bike tracks, the residence basks in the strategic placement minutes away from renowned education, namely Ashgrove State School, Mater Dei, Marist College, and Mt St Michael's College. This home offers a distinct lifestyle opportunity not to be missed – inspect today. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Land dimensions and information are sourced from CoreLogic & B.C.C and should be used as a guide only. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information provided here is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed.