

# 11A Sunrise Street, Ashgrove, Qld 4060

Place. 

## House For Sale

Saturday, 4 May 2024

11A Sunrise Street, Ashgrove, Qld 4060

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 427 m2

Type: House



Sacha Hennessy  
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## For Sale Now

Perfectly combining contemporary design with outstanding functionality, this multi-level property offers wonderfully spacious and family friendly living. Designed by award winning architects, Twohill and James, this is a superb home with quality features and a well-considered floor plan adds to the excellent liveability. The ground floor is a stunning, open plan space, with soaring ceilings and wide format smoked oak timber flooring. A soaring void over the lounge and dining room enhances the feeling of spaciousness and floods the room with light. Keen home cooks will appreciate the sleek kitchen, which features striking Lavanza quartzite stone from Artedomus and a full range of Siemens appliances, including double ovens, an integrated coffee machine and Pitt gas cooktop. There is a drinks station and the substantial walk-through butler's pantry has been cleverly designed to double as a handy mudroom upon entry. Huge sliding doors open onto the covered rear terrace and BBQ area, flat yard and swimming pool, providing an effortless connection between indoors and out. This is a highly sought after layout – perfect for entertaining and everyday living. There is a large bedroom with an ensuite and adjoining lounge/office. This is terrific accommodation for guests, older children or it could be used as a base to work from home. There is additional accommodation on the upper level. The Master suite is enormous and privately positioned at the front. It has its own balcony, catching the breezes and offering views across the treetops. The sumptuous ensuite features natural stone, a freestanding bath and there's a spacious walk-in robe. There are another three bedrooms on this level; they all have bespoke cabinetry and lush carpet. They share the main bathroom, which is again beautifully appointed. Another separate lounge is a great kids retreat that is bathed by natural light from the large sliding doors that look over the pool area. A handy study nook and large walk-in linen cupboard complete this level. The property has secure parking for three vehicles, plus additional storage and space to park off street. There is solar, architectural lighting and ducted air-conditioning throughout, Sonos and security including remote gate entry. The location is convenient and family friendly, with parks, bikeways, shops and excellent public and independent schools as well as the CBD within easy reach. Utilising quality materials and with a sophisticated and polished aesthetic, this property will stand the test of time. There's nothing left to do, but move in and enjoy living in this beautiful home.