

12 Mirrabooka Road, Ashgrove, Qld 4060

Place. **P**

House For Sale

Wednesday, 28 February 2024

12 Mirrabooka Road, Ashgrove, Qld 4060

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 587 m2

Type: House



Sheridan Scott
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For Sale

Nestled on a generous 587m² parcel of land, 12 Mirrabooka Road, has the perfect blend of charm, allure, and contemporary sophistication. This grand, character-filled home overlooking Dorrington Park is filled with natural sunlight dancing through windows. Whether you are looking for a private Oasis, tranquillity, separation of living, this family home truly caters for all. This isn't a fairytale; this is Ashgrove - and it's waiting to welcome you home. Hardwood timber floors, VJ walls and soaring high ceilings are just a touch of what this home has to offer. This family home not only radiates charm it also has intricate contemporary finishings. This beautifully presented triple gabled façade and casement windows brings you inside the exquisite interiors announced by picture rails and coffered ceilings. Step inside and be transported to a bygone era of architectural grace. The modern kitchen, with pressed metal ceilings and a sleek stone island bench, enhanced with pressed metal ceilings, pendant lights and a stone island bench. This ensures you'll enjoy all the modern comforts with a touch of old-world charm. Complete with a formal dining room, living room and a sun filled balcony. This home truly has space, privacy and above all else separation of living, which is paramount as we move into 2024. The top floor you are treated with an absolute stunning master suite that will delight with its extravagant ensuite, walk-in robe and two sitting rooms. It's a home away from home. This upper level has a further two spacious bedrooms, one of which has its very own study. This is perfect for any student or so many of us that work from home. The icing on the cake is the family room below, adding to the private living and forms an oasis indoors with a gas fireplace, wet bar/kitchenette and bi-fold doors opening to the sparkling swimming pool and alfresco terrace. Perfect after a long day at the office or entertaining a large number of guests. Host unforgettable gatherings by the sparkling pool. Bi-fold doors open from the family room to create a seamless indoor-outdoor flow, while multiple decks and patios offer plenty of space for guests to mingle and relax. Whether you're enjoying a poolside barbeque or simply soaking up the sun, this home is designed to create lasting memories. Take this amazing opportunity to own a piece of Ashgrove history. This inspired character home awaits, ready to fill your life with joy and create memories that will last a lifetime. Experience the magic of 12 Mirrabooka Road for yourself. Take the kids for a stroll along the Enoggera Creek Bikeway. Kick a ball, walk the dog or skate at the local Dorrington Park. Ashgrove lifestyle does not get better than this. Additional Highlights:

- Two offices, one with private entry, ideal for a home business
- Three generously spaced living areas.
- Fully fenced block
- Top-floor master suite with a luxurious ensuite, walk-in robe, and two sitting rooms
- Character features throughout
- Covered Off Street parking
- Ducted and split system air conditioning, ceiling fans, and ample storage
- Easy access to cafes, schools, buses, and the Ashgrove lifestyle

Ashgrove is truly a family friendly neighbourhood. In such a fantastic and convenient location, only minutes away from Marist College, Oakleigh State School, Famished on Frasers are all just a stroll away. The Ashgrove Marketplace and Brisbane CBD are just a short drive away. You are truly spoilt for choice with an abundance of parks, walkways, and greenery. You'll love living here, come and see for yourself - you won't be disappointed! Disclaimer: 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 contained in the document or provided within 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 by a party through their own due diligence.