

**13 Napier Street, Ascot, Qld 4007**



**House For Sale**

Tuesday, 28 May 2024

13 Napier Street, Ascot, Qld 4007

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



Oliver Jonker  
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## Contact Agent For Inspection

Tenanted at \$1,350 per week until Feb 2025 - Perfect investment, or security for an owner occupier wanting to lock in their purchase! Coastal meets Palm Springs with this two storey 4 bedroom home offering an extraordinary family residence in the heart of Ascot. Situated on a 607m<sup>2</sup> block of land, this picture perfect Queenslander is ideal for a growing or larger family with multiple living options overlooking a large in-ground pool, perfect for summer entertainment. From the moment you walk through the front door of this stunning home you will feel a sense of calm with its character features, natural light and modern decor. This beautiful property would perfectly suit a growing family, or those who wish to utilise the dual occupancy option with separate living quarters. The location will also appeal to families looking for the best of both worlds. Within 10 minutes are several prestigious schools, including St Rita's College and Clayfield College. Young families will also appreciate a spot in the catchment for the enviable Hamilton State School or St Agatha's Clayfield. An active lifestyle abounds in this part of the river city, with plenty of green spaces and walking paths within easy reach. Located one minute from Eagle Farm Racecourse, the home is surrounded by plenty of opportunities for dining and entertainment. The vibrant precincts of Racecourse Road and Portside are just moments from your door. For those who seek the spoils of inner Brisbane, nearby CityCats can whisk you away to New Farm and the CBD. For adventures further afield, residents will enjoy easy connection to both the Sunshine Coast and Gold Coast, while the domestic and international airports are less than 10 minutes away. If you seek a sanctuary away from hustle, close to the action, and with enough space to enjoy life on your terms, then this is the home for you. An opportunity for cosmopolitan living such as this will not last, so organise an inspection as soon as you can. Features to fall in love with: \* 4 Bedroom + Study, 2 Bathroom, 4 Secure Parking\* Potential for dual occupancy or separate living quarters for elderly parents or grown up children\* Large kitchen upstairs\* Upstairs/downstairs living\* Ducted air-conditioning\* Very desirable high ceilings, VJ walls, warm light-filled home\* Front access (upstairs/downstairs), Internal access, Back access (upstairs/downstairs)\* Easy side access on both sides, out towards the backyard\* Large amounts of storage throughout\* Secure storage and workshop space in garage\* Separate entry to downstairs bedroom/office, ideal for a home office/studio\* Front Verandah\* Back Deck\* Large patio area, great for entertaining\* Fully fenced yard with gated pool To arrange an inspection, or to obtain further information about this property and the surrounds, contact Oliver Jonker today.