

# 136 Yabba Street, Ascot, Qld 4007

Place. **P**

## House For Sale

Monday, 17 June 2024

136 Yabba Street, Ascot, Qld 4007

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 792 m2

Type: House



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## Auction

**Auction Location: On-Site** Welcome to Tilthams Cottage at 136 Yabba Street, Ascot, a stunning family residence situated in a wide, tree-lined, and family-friendly cul-de-sac. This home seamlessly blends the charm of Spanish Mission architecture with the sophistication of modern elegance. Originally built in the 1950s, this property also presents an opportunity for redevelopment (STCA). Extensively renovated in 2020, Tilthams Cottage boasts a luxurious open-plan design, perfectly suited for contemporary family life. The prime location places you just moments away from local shops, cafes, and some of Brisbane's finest schools, promising a lifestyle of convenience and comfort. As you step inside, an inviting lounge welcomes you, setting the tone for the elegance found throughout the home. The spacious living area flows effortlessly into a covered outdoor entertaining space, featuring an inground pool and a large cabana/poolhouse—perfect for hosting friends and family. The backyard offers complete privacy with no overlooking neighbours, creating a secure sanctuary for relaxation and family activities. The gourmet kitchen, equipped with V-ZUG appliances, including an induction cooktop, combo-steam oven, and combi microwave, serves as the heart of the home. Overlooking the living area and extending to the pool, it ensures a seamless indoor-outdoor living experience. The entire upper floor is dedicated to the master suite, which includes a walk-in robe, ensuite, and study. With ample natural light and excellent cross ventilation, this space provides a bright and airy retreat. The home also features three additional bedrooms, two and a half bathrooms, and air conditioning throughout, ensuring year-round comfort. Key features include: 9.25kW solar system, an irrigation system, under-house water storage tanks, and security cameras with a back-to-base alarm system, double car carport, ample storage throughout. Set on a generous 792sqm block with a 21m frontage, Tilthams Cottage is located on a friendly and welcoming street. The property falls within the Ascot State School catchment area and is close to prestigious private schools such as St. Margaret's, St. Rita's, Clayfield College, and St. Agatha's. The area offers easy access to green spaces like Ascot Park, Eagle Farm Racecourse, Oriel Park, and Crosby Park. Nearby Racecourse Road and Portside precincts provide a variety of cafes, restaurants, and boutique shops. With excellent public transport options and proximity to Brisbane Airport and the CBD, getting around is easy. This home radiates character and warmth, making it an inviting and charming place to live. For more information, please contact us today. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.