

2/40 Butler Street, Ascot, Qld 4007



Sold Apartment

Friday, 27 October 2023

2/40 Butler Street, Ascot, Qld 4007

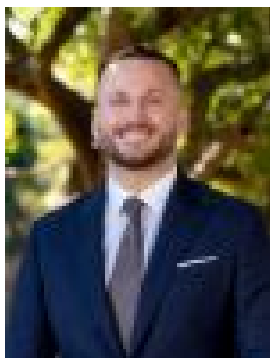
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 144 m2

Type: Apartment



Oliver Jonker
0431708697

\$748,510

Auction // Wednesday 15th November 2023 at 5:30pm In Rooms at Ray White Ascot | 1/138 Racecourse Road, Ascot This beautiful apartment sits atop one of Ascot's most popular, tree lined streets overlooking prestigious St Margaret's Girls School. Renovated to provide modern living without compromise, and more space and storage than would usually be expected for an apartment, this property will suit the most discerning buyer seeking low maintenance living in a fantastic location. 7 of the total 9 residents are owner occupiers, extensive works have recently been completed to the building, including new roofing, landscaping, and further works locked in Jan 2024 to paint front facade, railings repair and paint. On entry you will appreciate the modern and functional kitchen that will delight the home chef with an island bench top, breakfast bar, ample storage and high-quality appliances. The kitchen seamlessly flows through to the open plan living and dining area that is adjoined by the large, tiled north-facing balcony that perfectly captures the morning sun year-round. There are three bedrooms in total, two of which offer direct access to the north facing balcony, ensuring that they receive ample natural light and warmth. The master suite features a large walk in robe and ensuite and the second and third bedrooms have built in robes. The main bathroom is well proportioned and is finished with high quality fittings and an over-sized shower. The property offers a separate, spacious laundry inside the unit complete with bench space and a built-in linen cupboard for added functionality. There is a lock up garage with room for a vehicle and storage allocated to the apartment and the apartment is situated within a well-maintained and quiet complex. Enjoy proximity to a variety of public transport options and nearby parks such as Oriel Park which overlooks an array of specialty and convenience stores. Your morning commute will be a breeze, situated just 3.7km to the heart of Newstead and 6km approx. to the CBD. Additional features include: * New Royal Oak engineered timber flooring in living areas with carpet in the bedrooms for added comfort * New air-conditioning to property * New fans to bedrooms & living area * New carpets * New crimsafe to windows and front door * Modern kitchen with stainless steel appliances, dishwasher, double sink and island benchtop * North facing, tiled balcony * Ample storage throughout in bathrooms, bedrooms and laundry This apartment is within the Ascot State School catchment and is within walking distance to other several private schools such as St Margaret's, St Rita's College, Clayfield College and St Agatha's Catholic Primary School. This apartment will not last long. Secure your slice of Ascot today. Come along to one of our scheduled open homes or contact Oliver for more information today! **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.