

**20/7 Ashgrove Avenue, Ashgrove, Qld 4060**



**Unit For Sale**

Tuesday, 28 November 2023

20/7 Ashgrove Avenue, Ashgrove, Qld 4060

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## FOR SALE

Positioned right in the heart of Ashgrove, enjoy the advantages of inner city living in a blue chip suburb. This modern residence offers low-maintenance luxury with a flexible and well thought out two-storey design. Located in a desirable complex under 5kms to the CBD, this fantastic unit is perfect for a young family, professionals seeking easy access to the city, or an ideal investment to add to your portfolio. Property features include:

- Central modern kitchen with quality stainless steel appliances, sleek cabinetry, and plenty of bench space
- Separate living and dining spaces at either end of the kitchen, with sliding doors opening out to a private balcony
- Two generously sized bedrooms, both with built-in robes and ceiling fans
- The master bedroom comes with air conditioning, ensuite and its very own study nook.
- Enjoy city views from the 2nd bedroom, ideal for a home office or study
- Second bathroom upstairs, just off the 2nd bedroom, ideal for a 2nd ensuite or guests
- Additional features include air-conditioning, ceiling fans, intercom system and security screens
- Concealed internal laundry plus a secure undercover parking space for one vehicle plus a bonus storage cage.

• Vehicle and pedestrian access is via Crawford Street, however you all also have pedestrian access straight to Ashgrove Avenue

- The complex also offers a pool and a courtyard, ideal for a quick dip to cool off or catering friends
- Amazing transport options, with city access via the bus stop at your door step
- Positioned across the road from Ashgrove Central, with Woolworths, Aldi, Coles, Cafe's, Doctors and all the amenities you will ever need
- The unit is also within the Kelvin Grove and Ithaca State School catchments, with Marist College and Mt St Michaels minutes away

For more information or an inspection, please contact Jack and Stephen Dangerfield, as this one won't last long!