

**22 McCormack Avenue, Ashgrove, Qld 4060**

Place. 

**House For Sale**

Thursday, 14 March 2024

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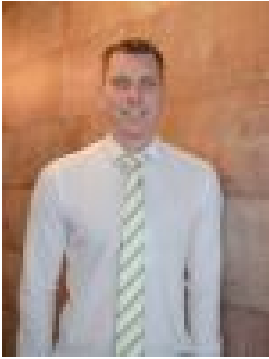
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Matthew Jabs  
0733548016



Ross Armstrong  
0409299653

## For Sale

Presenting 'Aura' - a truly breathtaking coastal Queensland family home positioned on 615m<sup>2</sup> opposite parklands, with a north facing rear. Masterly constructed by Award winning and renowned Brisbane Developer Activates Construction, this stunning brand-new residence offers luxury lifestyle and liveability in a prime blue-chip location just metres to acres of bushlands and walking tracks at Banks Street reserve, whilst also being situated a short walk to some of Brisbane's best schooling facilities and all just 5.5 kilometres to the CBD. Architecturally designed, this stunning residence incorporates the core fundamentals of a truly functional family home. Expansive living on the ground level provides for smooth indoor/outdoor connectivity to the generous patio, expansive backyard, and swimming pool all north facing. The upper level comprises of four generously sized bedrooms and separate rumpus room or teenager's retreat and retreat/study. Positioned with an idyllic North aspect and featuring high ceilings and quality finishes, this home integrates practicality and style over two impressive levels, assuring refined comfort is catered for. Privately positioned and boasting neutral colour schemes, buyers will appreciate the space and form this stunning residence provides, perfectly designed to accommodate families of all ages. The spacious downstairs open plan living, dining and kitchen area captures a profusion of natural light, opening onto a wide outdoor entertaining area overlooking the expansive, low maintenance private backyard, mineral pool all complete with glass fencing. With a flexible yet practical floorplan, this stunning home offers buyers multiple living zones on a low maintenance block of land. This incredible opportunity presents itself for buyers looking to move straight in and enjoy for years to come.

**The Home Itself Features:**

**Ground Level:-** Open plan living and dining with high 2.7 metre ceilings and beautiful timber flooring, all opening onto the outdoor living, complete with outdoor kitchen and all flowing onto the backyard and pool area.- Fully fenced, level and north facing backyard, the ideal garden for children to play and pets to roam. - Beautiful kitchen featuring island benchtop all overlooking the living areas with stone benchtops, European appliances including 90cm gas cooktop, 2 x semi-integrated dishwashers, stunning kitchen cabinetry, and butler's pantry with ample storage, separate sink, and additional storage space. - Large undercover alfresco space with built-in BBQ, rangehood and built-in fridge all overlooking the swimming pool and grassed area. - Separate fully carpeted rumpus, media, 5th bedroom or multi-purpose room with built in robe, perfect use for guests or elderly parents all serviced by a full downstairs bathroom. - Study area, ideal home office space with built-in desk and VJ feature wall. - Generously sized laundry with access to the side of the property.- Fully remote double garage with Epoxy flooring and additional storage. - Mineral swimming pool with surrounding glass fencing and additional tiled patio at the rear ideal for watching the kids play. - Garage including mud room and additional storage- Security system for peace of mind- Fully ducted and zoned air-conditioning with iPad control.

**Upper Level:-** Four generously sized bedrooms with ducted air con, separate LED lighting and built-in wardrobes.- Primary with generously sized walk-in robe, beautifully finished ensuite with double sinks, floor to ceiling tiles, private oversized shower with double shower head and separate toilet. - Second family rumpus or games room.-Additional study office area with built-in study desk - Main bathroom with semi-frameless shower, full bath, and separate toilet.- Front balcony overlooking treelined McCormack Avenue and parklands.-2.7 ceilings throughout

**The Land Parcel:-** Fully fenced 615m<sup>2</sup> allotment. - Wide tree-lined street.- Desirable north aspect at the rear.- Surrounded by quality homes in a highly sought after street. Positioned in the sought-after suburb of Ashgrove, situated a mere 5.5 kilometres north-west of the city centre is this conveniently located property, ideal for established professionals and families looking to take advantage of someone else's hard work rather than planning to build / renovate in the current climate. The property falls within the Oakleigh State School is close by to many other excellent schools including Marist College Ashgrove and Mt St Michaels. McCormack Avenue also gives ease of access to Kelvin Grove Road via Banks St with a short drive to the ICB, Clem 7, Legacy way and Airport Link tunnel networks. This is a prime opportunity to avoid the headache of building and enjoy living in one of the suburb's best new homes. This is your opportunity to secure a walk-in ready trophy home with all the hard work already completed. Constructed by Brisbane's Activates Construction well known in the area for producing some of the best family homes in the inner north. For further information, please contact Matthew Jabs on 0422 294 272. \*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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

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