

**23 Mossvale Street, Ashgrove, Qld 4060**



**House For Sale**

Tuesday, 19 March 2024

23 Mossvale Street, Ashgrove, Qld 4060

**Bedrooms: 3**

**Bathrooms: 1**

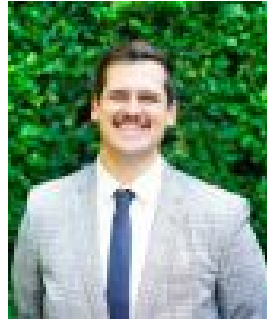
**Parkings: 1**

**Area: 430 m2**

**Type: House**



Robin Mcilwain  
0411530870



Chissom Tittor  
0410898919

## Auction

You will love the simple charm of this personality filled early federation home located in a highly sought-after residential precinct. The property is perfect for a young family seeking a home that is comfortably livable in its present condition with the potential to further value add without fear of over capitalizing. The lifestyle rich location is surrounded by established parklands, walking tracks and is just a 3-minute stroll to the major bus route to the CBD & Kelvin Grove campus. This gem of a property is a rare find so inspect early. Immediate vacant possession is available to the successful buyer.

- Elevated land parcel with scope to extend or raise without fear of overcapitalization.
- Original pine floorboards, traditional fretwork, and decorative French doors
- Practical country-style kitchen with breakfast bar and solid timber cabinetry
- Delightful porch and gable verandah with elevated outlook across Woolcock Park
- Three generous bedrooms with high ceilings and decorative tri-partite sash windows.
- Delightful breakfast patio and alfresco terrace ideal for entertaining friends & family
- Top investment location just minutes to RBH campus and leading schools.