

**23 Sykes Street, Ascot, Qld 4007**



**House For Sale**

Thursday, 16 November 2023

23 Sykes Street, Ascot, Qld 4007

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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## Auction

Gracing Ascot's exclusive Bartley's hillside in an esteemed enclave, this property presents a premier opportunity to create a luxury house and lifestyle in one of Brisbane's most coveted blue-ribbon suburbs. Currently a solid single level post-war deceased estate on a 696sqm parcel, the redevelopment potential extends through knock down to rebuild an opulent oasis in this idyllic elevated setting.\*Featuring a north-east rear aspect with already sweeping views, refreshing breezes and afternoon shade, this property offers a rare opportunity to capture even greater vistas from a brand-new architectural build. Enjoying an exclusive position within a prestigious Ascot avenue, this residence resides in a sought-after precinct only moments walk from renowned schools, including Ascot State School, St Rita's and St Margaret's. Presenting a luxury lifestyle close to Oriel Park, Crosby Park, public transport, and the boutique shopping, cafes and restaurants of Racecourse Road, this property offers but is not limited to:

- Post-war home on an elevated 696sqm hillside block
- Deceased estate with redevelopment potential including knockdown\*
- 4 bedrooms (or 3+ study), 1 bathroom and 2-car parking
- 16.1m frontage and 47.9m depth (both sides)
- North-east rear aspect with sweeping views and breezes
- Opportunity to build a luxury new home (STCA)\*
- Bring your architect and build your dream home
- Walk to Ascot SS, private colleges and public transport
- Proximity to Crosby Park, Oriel Park and Bartley Hill lookout
- Moments from Racecourse Road dining and the riverfront
- Quick access to the CBD, Motorways and Airport\*

Subject to Brisbane City Council approval Auction, Saturday 9th December On Site at 1:30pm, if not SOLD prior. To obtain further information, please contact Matt Lancashire on 0416 476 480 or Ben Osborne on 0419 752 008. This property is being sold by auction or 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.