

25 Elimatta Drive, Ashgrove, Qld 4060

Place. **P**

Sold House

Wednesday, 6 March 2024

25 Elimatta Drive, Ashgrove, Qld 4060

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 766 m2

Type: House



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Positioned in the heart of Ashgrove is this immaculately presented Ashgrove Queenslanders situated on a sprawling 766m² parcel of land. This charming residence would be ideal for buyers looking for a move in ready home in a thriving area, with the potential to extend. Surrounded by trees and offering a peaceful outlook at the rear, the residence presents an exceptional opportunity to secure a charming home in a location that is walking distance to some of Brisbane's best schools, acres of parklands, all whilst being situated just 6 kilometres to the Brisbane CBD. The home features a functional floorplan, showcasing an open plan living with great separation between the bedrooms, ideal for families at various stages. Upon entering the residence, you will be welcomed by beautiful hoop-pine timber flooring, VJ walls and high ornate decorative ceilings. Buyers will appreciate the beautiful blend of modern and traditional elements, including leadlight windows, breezeways, and archways. The oversized, fully fenced backyard offers buyers the potential to add an extension down the track. Set on 766m², this is an outstanding opportunity for a discerning buyer to secure a move-in ready residence in one of Brisbane's most coveted inner-city suburbs. The Home Features:- Open plan living and dining area featuring hoop-pine timber flooring, split system air conditioning, high ceilings with decorative ornate, VJ walls and breezeways.- Functional kitchen with integrated dishwasher, electric cooktop, oven, ample bench space and built-in cabinetry and shelving. - Oversized master bedroom with walk in wardrobe, ceiling fan and split-system air conditioning.- Three additional bedrooms filled with natural light.- Fully renovated bathroom with floor to ceiling tiles, freestanding bath, and shower. - Double carport- Plenty of secure storage space underneath the home.- Split system air conditioning in the master bedroom, second bedroom and living area. - Blinds and sheers throughout. - Double carport with electric gate.- Fully fenced 766m² parcel of land. Two of the bedrooms are under legal height of 2.4m and are being staged as bedrooms. The floor plans reads utility rooms. The beautiful suburb of Ashgrove is well known for its proximity to quality primary and secondary schools including Marist College, Mount St Michael's College, Mater Dei Primary School, St Finbarr's Primary School and falls within the catchment of Ithaca Creek State School and Kelvin Grove State College. There is ease of access to the ICB, Clem 7, Legacy Way, and Airport Link tunnel networks. The residence is within a short walk to Ashgrove Village, Gerbino's Italian Bakery and the Banks Street Reserve which boasts an abundance of walking tracks and cycling tracks leading to the Royal Brisbane Hospital, Roma Street, CBD and QUT. • 450m to Woolworths Ashgrove • 1.1km to Ithaca Creek State School • 1.5km to Dorrington Park • 1.9km to Marist Ashgrove • 3.2km to Banks Street Reserve • 4.4km to Kelvin Grove State College Ashgrove is known for being a high quality blue chip inner city suburb just 5km to the city centre. 25 Elimatta Drive offers an incredible opportunity for the astute buyer to move in and enjoy whilst planning a future. ****Disclaimer:**** 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. 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 the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.