

25 Holmesbrook Street, Ashgrove, Qld 4060



Sold House

Friday, 3 May 2024

25 Holmesbrook Street, Ashgrove, Qld 4060

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



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\$1,570,000

This classic double-gabled cottage offers plenty of space and enjoyment for families, and an excellent blend of traditional features and modern comfort. Positioned with a North-Easterly aspect in a quiet pocket of Ashgrove, 25 Holmesbrook Street is just a short walk to Oakleigh State, St. Finbarr's, and Mt St. Michael's schools; Ashgrove Shopping Precinct; and a variety of local parks. The house exudes street-appeal, and after passing through the quaint picket-gate and up the timber stairs, you are welcomed into the upper-level of the home. The main reception area currently offers an open-plan, air-conditioned living and dining room, providing excellent space for everyday relaxation. The VJ walls and polished timber floors give a further nod to traditional Queensland features. The kitchen to the rear of the house offers plenty of benchtop preparation and storage areas, with a beautiful view of the back garden. Remaining upstairs there are three large bedrooms each with plush carpet and built-in wardrobes, while two of the bedrooms also have split-system air-conditioning. There is a fourth bedroom or study which would be useful for working from home or alternatively a kid's playroom. There is also a big, modern family bathroom with sleek tiling, and a separate euro-style laundry. Through French doors from the dining-room is a large, covered entertaining deck, also benefitting from a servery from the kitchen. The private deck overlooks the large, level, green garden and sparkling in-ground pool – an ideal space for kids all year round. There is also a timber-decked patio area below which is perfect for barbeques. The discreet garden wraps around the pool to the back of the plot - 607sqm of land is a real bonus here and will give kids and pets plenty of space to play outdoors. For complete peace of mind, the property is fitted throughout with crimsafe screens. Additionally, the lower level of the property currently offers masses of secure storage space and garage accommodation for two vehicles. However - if you have an eye to renovation and expansion – there is a rare opportunity to transform the ground level (STCA) and turn this into a truly opulent family home. Ideally positioned in a blue-chip suburb - with the CBD less than 5 kilometres away - surrounded by green parks, bike-tracks and walkways, this well-kept family home is a rare gem that could grow with your family.