

**302/39 Ashgrove Avenue, Ashgrove, Qld 4060**



**Unit For Sale**

Wednesday, 6 December 2023

302/39 Ashgrove Avenue, Ashgrove, Qld 4060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Expression of Interest

Welcome to 302/39 Ashgrove Avenue, this exceptional apartment by Mosaic Property Group resides within the architecturally designed 'Habitat on Ashgrove' complex. Promising a blend of contemporary luxury, prime location, and a coveted lifestyle, the residence enjoys a tranquil and elevated position on the top level, accessible via a convenient lift. Step inside to discover a sophisticated and supremely comfortable 109m<sup>2</sup> floorplan designed to maximise usable space and capture abundant natural light. The residence features high ceilings, expansive windows, and well-placed skylights throughout. The air-conditioned living and dining area seamlessly opens onto a private deck with picturesque mountain views. The gourmet kitchen, perfectly situated for indoor or alfresco dining, boasts stone bench-tops, an island bench, and European appliances, including an integrated dishwasher and microwave. The generously sized bedrooms are positioned for maximum privacy, each equipped with walk-in robes, air conditioning and ceiling fans. The main bedroom includes an ensuite and direct access to a covered balcony with city views. A discreetly placed laundry space with a dryer and ample storage is also featured. Nestled in the heart of Ashgrove, this residence embodies the best of city fringe living, offering proximity to popular local venues, shops, cafes, and easy access to Brisbane's CBD and public transport.

Features:- Single level, top level floorplan- Abundance of natural light with soaring ceilings, large windows and skylights- Seamless transition from indoor living to outdoor entertainment- Well-appointed kitchen with European appliances, integrated dishwasher and microwave- Bedrooms separated, and all with walk-in robes, air conditioning, and ceiling fans- Main bedroom with ensuite and balcony- Internal laundry, dryer and ample storage space- Secure building with intercom, central garden and lift- Two allocated basement car spaces and external storage cupboard- Approximately 5km to the CBD, less than a 200m walk to supermarkets, coffee shops, specialty stores and restaurants

Contact Glenn for more information or to arrange an inspection.