

**31 Exeter Street, Ashgrove, Qld 4060**



**Sold House**

Thursday, 17 August 2023

31 Exeter Street, Ashgrove, Qld 4060

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Contact agent

Sitting on the doorstep of premier schooling and dining as well as being just over 3km from the Brisbane CBD, this beautiful residence brings together the perfect amalgamation of heritage charm with exquisite detailing. Dedicated to timeless luxury, this is an opportunity to embrace the best of relaxed living with a superb outdoor haven and a fabulous supply of living options! • Exceptional presentation with modern and character cohesion • Tri-level layout providing four lounges, two home offices and light-filled dining • Refined WYER & CRAW kitchen with shaker joinery, deluxe appliances and marble island • Resort outdoor living including in-ground swimming pool and covered alfresco • Private master with exclusive balcony, walk-in robe and luxurious ensuite with bath

Beyond an enchanting street presence, exquisite living and sleeping options unfold over a tri-level layout with character features on show including hardwood timber floors, VJ paneling, and ornate plasterwork. Dedicated to easy family connection, the entry level includes large living, family and dining with a separate lounge and light-filled study providing flexibility. The upgraded kitchen adheres to modern demand whilst remaining in keeping with the elegance of the home; stylishly appointed with shaker joinery, gas cooking, premium appliances, and a beautiful large marble centre island. Bi-fold doors allow integrated outdoor living, with beautiful sandstone tiling flowing out to a covered alfresco entertaining zone. There is wonderful space to entertain and embrace your leafy outlook, flowing perfectly to a manicured yard before stepping up to the huge in-ground swimming pool; all framed by sandstone tiling and offering poolside lounging!

Four built-in bedrooms are offered over the three levels with good privacy for all. Occupying the entire upper level, the master suite enjoys a private balcony overlooking the backyard as well as a large walk-in robe and elegant ensuite appointed with dual vanity, frameless glass shower and relaxing bath. Two built-in bedrooms are on the mid-level with another elegant bathroom servicing them and any guests in style. The lower level opens to a huge rumpus room with a separate home office and fourth built-in bedroom. Together with a third full sized bathroom and the option to have both external or internal access, there is added opportunity to utilise this space for dual-living if desired. Additional features of this exquisite home include a well-equipped laundry, air-conditioning and double garaging. Beautifully presented in every aspect, showcasing gorgeous City glimpses of The Brisbane City Skyline. The location only adds tremendous appeal with bus, dining and parkland all at your door! There is excellent access to larger shopping centres, numerous education options including coveted private schools and additional dining, as well as the CBD and Suncorp Stadium.

Additional features: • Total of four built-in bedrooms over three levels • Total of three full sized bathrooms; two including bathtubs • Scope for dual-living with private external entry • Well-equipped laundry/air-conditioning/double garage/fenced street frontage • Close to premier schooling, shopping, dining and CBD