

34 High Street, Ashgrove, Qld 4060

Place. 

House For Sale

Tuesday, 30 January 2024

34 High Street, Ashgrove, Qld 4060

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 764 m²

Type: House



Ross Armstrong
0409299653



Matthew Jabs
0733548016

For Sale

Nestled in the heart of one of Ashgrove's most tightly held pockets is this beautifully renovated family home offering an open plan layout, ideal for family living. Positioned just 6km to the CBD and within walking distance to Bank Street Reserve and acres of parklands, this stunning three-bedroom home offers buyers the ability to move in and enjoy the home as is, whilst having the option to build in underneath at a later date. Upon entering the home, you'll be greeted by an oversized, open plan living and dining area which features high ceilings and stunning timber floors throughout. The light filled kitchen, dining and living areas seamlessly flow out to a large undercover deck which oversees the private backyard and features a beautiful leafy outlook, creating a sense of privacy and tranquillity. On the upper level you will find three generously sized bedrooms and two bathrooms, ideal for families seeking living on one level. Set on a very generous 764m² parcel of land, 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. Property Features Include

Upper Level:

- Light filled living, dining and kitchen area with 2.7-metre-high ceilings, feature cornice and timber flooring throughout.
- Open plan living, kitchen and dining flowing out to an expansive undercover deck which overlooks the oversized, fully fenced backyard, with plenty of room to add a swimming pool if desired.
- Modern kitchen with, soft close, two pac cabinetry, 900 mm Bosch induction cooktop, integrated dishwasher and walk in pantry.
- Master bedroom with walk-in wardrobe and private ensuite featuring floor to ceiling tiles.
- Two remaining generous sized bedrooms, one with custom built ins.
- Main bathroom, with floor to ceiling tiles, shower, separate freestanding bathtub, and toilet.
- Fully ducted and zoned Daikin air-conditioning throughout.
- Ceiling fans in living area and bedrooms.

Ground Level:

- Dug out to legal height with certification - This area holds incredible potential, presenting an opportunity for expansion, ideal for growing families.
- Large backyard with surrounding landscaping creating a peaceful ambience. The Land Parcel:
- Level and very usable backyard with potential for a swimming pool.
- Fully fenced and secure 764m² allotment.
- Single garage with off street parking.

Additional features:

- Plantation shutters.
- VJ panelling on feature walls.
- Combination of fly screens and Crime Safe throughout.
- Frosted louvers in the living area.

Located in the highly regarded suburb of Ashgrove, positioned a mere 6 kilometres north-west of the city centre is this conveniently located residence, ideal for established professionals and families looking to take advantage of someone else's hard work rather than planning to build in the current climate. The property falls within the Oakleigh State School catchments and is within close proximity to many other excellent schools. High Street also gives ease of access to Kelvin Grove Road via Banks St with a short drive to the ICB, Clem 7, Legacy Way, and Airport Link tunnel networks. This residence presents an exceptional opportunity to secure an incredible piece of real estate in an idyllic locale just a short walk to some of Brisbane's best schools and acres of parklands. For further details please contact Ross Armstrong on 0409 299 653 or Matthew Jabs on 0422 294 272.

**** Disclaimer**** This property is being sold 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.