

# 36 Brisbane Street, Ashgrove, Qld 4060

Place. 

## House For Sale

Wednesday, 10 April 2024

36 Brisbane Street, Ashgrove, Qld 4060

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m<sup>2</sup>

Type: House



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## Low to Mid \$2Millions

Beautifully crafted to exude timeless sophistication, this five-bedroom architecturally-designed home promises a lifestyle to be envied with its impressive swimming pool and incredible entertainment options. This home also boasts refined interiors, built with high-end finishes and an idyllic northern aspect, this dual-level property is just a stone's throw from family-friendly Dorrington Park and Newmarket Village's conveniences. Thoughtfully designed with brilliant attention-to-detail, the residence boasts a magnificent facade, a gated entry and landscaped front gardens. Featuring a warm colour palette of calming neutrals, the home's interior also showcases polished herringbone timber floors, natural Jindabyne stone accents and lofty ceilings. Adding to the property's appeal are details such as custom cabinetry throughout, imported tiles and sheer curtains. Promising to make you feel at peace as soon as you walk through its grand entryway, the residence encompasses a spacious open-plan living and dining area on its ground level. Illuminated by a soaring void, this welcoming central space has a stone-adorned wine cellar with custom glass doors. A culinary haven, an immaculate adjoining kitchen displays a breakfast bar, a butler's pantry, stone benchtops, Miele appliances and ample cupboard storage. Continuing the entertainment options outside, a covered alfresco area is equipped with a full outdoor kitchen featuring a built-in barbecue. An external staircase leads down to a fully-fenced grassed rear yard boasting established gardens and a glass-framed in-ground swimming pool. Here, enjoy a refreshing drink poolside or cool off in sheer luxury. Also on this level is a full bathroom, a media room and a fifth bedroom that is perfect for guests or older generations, while another living area and a dedicated study nook are upstairs. Linked to a private front balcony, an opulent master bedroom has a large walk-in robe. An accompanying ensuite is made truly lavish by dual vanities, floor-to-ceiling tiling and a wet-room-style bath-and-shower configuration. Three additional bedrooms benefitting from built-in robes are serviced by a well-appointed main bathroom. Complete with a secure dual garage and an internal laundry, the residence also includes brass handles, plentiful storage, ceiling fans and My Air-controlled ducted air-conditioning. Close to a plethora of shops and dining options, this impeccable home is also minutes from the heart of Brisbane's CBD. The soon-to-be-reimagined Victoria Park and Paddington's fashionable attractions are nearby. Falling within the Oakleigh State School and Kelvin Grove State College catchment areas, this spectacular property is also a short distance from Marist College Ashgrove, Mount Saint Michael's College and Saint Joseph's Catholic Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today. 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. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.