

**37 Cypress Drive, Ashgrove, Qld 4060**

Place. **P**

**Sold House**

Friday, 3 November 2023

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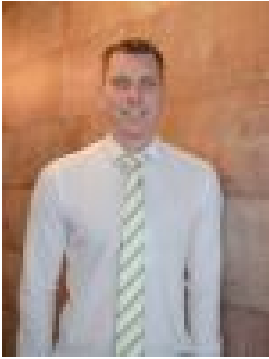
**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



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**\$2,900,000**

Nestled in one of Ashgrove's most sought after streets, is this perfectly presented and beautifully renovated residence offering a superb opportunity for families to simply move in and enjoy, just in time for Christmas. This charming family home is set over two functional levels on an immaculately maintained 640m<sup>2</sup> parcel of land, featuring an idyllic north facing rear. Designed with entertaining at the forefront, it is clear no expense has been spared to ensure the home remains comfortable for many years to come, featuring a functional floorplan which is sure to suit growing families. Upon entering the home you be welcomed by a stunning open plan living area which is overlooked by the custom kitchen and dining room. The light filled living and kitchen flow seamlessly out to an expansive 8.5m x 12.8m undercover deck which oversees the resort-style swimming pool and private backyard surrounded by established landscaping. Outside, there is a large backyard featuring a built-in polished concrete seating area with travertine tiling and BBQ area, ideal for Queensland living. The main living level also comprises of three generously sized bedrooms including a master retreat with ensuite and walk-in wardrobe and main bathroom. Perfect for growing families, the lower level boasts an additional living space with full kitchenette, en-suited bedroom, and fifth bedroom plus a generous bathroom and laundry. The ground level living is accessible from the front timber deck, with the living, rumpus and kitchenette area flowing out onto the back patio area, ideal for independent living or teenagers retreat. This residence presents an exceptional opportunity to secure an incredible piece of picture-perfect living in an idyllic locale just a short walk to some of Brisbane's best schools and acres of parklands, all whilst being situated just 6 kilometres to the CBD.

**The Home in Summary:**

**Upper Level**

- Open plan living area with polished timber floors where the kitchen, living and dining all flow out to an expansive deck area which oversees the swimming pool and north facing backyard.
- Stunning kitchen with two pac cabinetry, island benchtop, integrated dishwasher, induction cooktop, and stone benchtops with butler's pantry with additional storage and bar fridge.
- Butler's pantry area with ample storage off the kitchen.
- Master bedroom with walk-in robe featuring custom cabinetry and make up desk with the addition of a privately positioned ensuite with floor to ceiling tiles.
- Two additional bedrooms with built in robes offering direct access to the balcony and main living area.
- Main bathroom servicing children's upstairs bedrooms.
- Plantation shutters and privacy blinds throughout.

**Ground Level**

- Generously sized rumpus room with 3m high ceilings and timber floors all overlooked by the full kitchenette facility featuring a dishwasher, oven, gas cooktop, sink and ample cabinetry. All with side access, the ultimate teenagers retreat or granny flat.
- En-suited bedroom with built-in wardrobe and front access to the front gardens.
- Additional bedroom with built-in wardrobe which opens to the carport.
- Privately positioned patio / drying area.
- Spacious laundry facility with ample storage and side access.

**Additional Features:**

- Double off street secure car storage.
- Fully secure front yard with intercom on front gate.
- Great under house storage for garden equipment, pool equipment, and bikes.
- 8.8kw solar system with panels.
- Large 8m x 4.5m salt water swimming pool.

Ashgrove has long been regarded as one Brisbane's premier family suburbs with Marist College and Mt St Michael's Colleges both within walking distance whilst being situated in the highly regarded Ashgrove State School Primary and The Gap State High School catchment. Cypress Drive is surrounded by acres of parklands and is walking distance to Dorrington Park, bike tracks, the Enoggera Creek, and Banks Street reserve. Just six kilometres to the CBD buyers will enjoy the convenience this home offers with busses at your door step with express routes to the CBD. - 850m to Ashgrove State School - 600m to Marist Brothers College - 2km to St Finbarr's Catholic School - 1.4km to Mt St Michaels College - 1km to Shops - 7.8km to QUT University - 6km to Brisbane CBD This is a prime opportunity to purchase a move in ready beautifully renovated family home in a street that rarely sees homes available. For further details please contact Matthew Jabs on 04222 94 272