

# 37 Yates Avenue, Ashgrove, Qld 4060

SPACEPROPERTY

## House For Sale

Monday, 10 June 2024

37 Yates Avenue, Ashgrove, Qld 4060

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 539 m2

Type: House



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## For Sale

\* Modern luxury meets mid-century charm\* Seamless accessibility between living spaces\* Multiple entertaining options throughout \* Within Oakleigh State School catchment\* Close to shops, schools and transport options

Perfectly positioned in an elevated pocket of Ashgrove, this unique home has been designed to delight both the growing family and the keen entertainer. Set across one substantial level allowing ease of living for families of all sizes, and with an effortlessly stylish architectural renovation, 37 Yates Avenue offers its residents a private sanctuary where traditional charm is balanced with modern functionality. The entry to the property is framed with lush gardens and a generously sized front deck, welcoming you into a truly special residence. With the hallmarks of functional design threaded throughout, the well-positioned windows and doors capture the natural breezes and light to create an airy and welcoming space. This continues throughout the property with a host of sought-after features including polished timber floors, high ceilings, oversized windows and warm timber accents throughout. The living, dining and kitchen spaces have been beautifully considered, and work together to create a harmonious space that is geared towards easy living and seamless entertaining. The thoughtfully positioned kitchen stands as the hub of the home, with plenty of benchspace and electric appliances. The kitchen connects with the outdoor entertaining area via a servery window for easy outdoor dining. Perfectly appointed, the dining room and kitchen are framed with full height glass sliding doors to let the natural light in, and give access to the northern facing backyard. The perfect setting for relaxation or entertaining on a larger scale, the outdoor entertaining area offers plenty of space for outdoor living and dining, adjoining the tiered backyard with established gardens and trees. With an emphasis on the separation of living and privacy, accommodation comprises four bedrooms, all situated away from the family living spaces. The primary suite has been designed as a secluded oasis away from the hustle and bustle of everyday life. With soaring ceilings, plenty of natural light and a walk through wardrobe, the tranquility of this space is immediately evident. The primary bedroom also enjoys a private ensuite with walk-in shower, large vanity and toilet. Designed and executed to maximise easy living, 37 Yates Avenue features a range of additions to amplify the everyday. The property offers a double lock up garage plus a third garage, perfect for a boat, jet ski or campervan. The internal living areas and two bedrooms have air conditioning, while the kitchen boasts a combined butlers pantry & internal laundry. Situated in the heart of Ashgrove, this property's location lends itself to both convenience and tranquility for its residents. A mere 7kms to the Brisbane CBD and moments to modern amenities including cafes, restaurants and shops, everything is at your fingertips. Surrounded by green spaces and family parks as well as a variety of quality schools including Marist Brothers College, Mt St Michaels, Oakleigh State School and Hillbrook Anglican School, this location is perfect for growing families looking for an active, community-based lifestyle. With an architect-led renovation and a range of additional features to maximise modern comfortability for residents, this property is sure to impress. Call today - a property of this calibre won't last long!