

40 Dobson Street, Ascot, Qld 4007

House For Sale

Friday, 3 May 2024

40 Dobson Street, Ascot, Qld 4007

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 620 m2

Type: House



Elisa McMahon

Auction

Auction Location: On-site Boasting a coveted location footsteps from the vibrant Racecourse Road precinct, this impeccably maintained Queenslander exudes classic comfort and charm. From the gleaming hardwood floors to the ornate ceilings, tongue and groove panelled walls, picture rails, French doors and sash windows that invite in sunshine, these features pay homage to its rich history – and tug at the heartstrings. Soaring ceiling heights enhance its sense of refined grandeur too, with the floorplan promising the luxury of space. Downstairs, a sprawling living zone spills onto an expansive 52m² alfresco deck via French bifold doors – one of two supersized outdoor areas for entertaining or relaxing. Host guests here or on the elevated 61m² deck, set against a lush and leafy backdrop. North-facing, it's also a dream spot to soak up soft all-day sunshine. Entertaining amenities continue via a large kitchen with stone benchtops and 900mm 5-burner gas cooktop, complemented by separate lounge and dining zones. Parents can savour a sweet escape on this upper level too, with the layout cleverly configured for peace and privacy. A true retreat, the light-filled master suite with built-in robes and bay window is accompanied by a sunny sitting room and study (with scope to use one of these as a nursery or walk-in robe). A child's bedroom and bathroom also feature, with downstairs hosting three final bedrooms and an elegant bathroom with traditional clawfoot bath. Internal and external staircases also link each level, plus there's room in the shaded, secure backyard for a pool. Parking will never be an issue either, accommodating up to eight vehicles off-street (all behind secure fencing). Enticingly, this property also comes with untapped potential. Transform the existing double garage into a self-contained 45m² dwelling, ideal for multi-generational families or as an income stream that offsets your mortgage. Plumbing, power and building plans are already conveniently in place, paving the way for a seamless renovation (STCA). Alternatively, explore your options to retain the existing dwelling and construct two townhouses at the rear of this fully fenced 620m² block (STCA). Located in a highly sought-after street, it's easy to see why this location is so coveted. Stroll 210m to sample the cafes, restaurants, bars, boutiques and more that beckon along the tree-lined Racecourse Road. Alternatively, walk to Portside Wharf for waterside shopping, dining and entertainment. Ascot Plaza, public transport (including train, bus and the City Cat) and popular Hercules Street Park are also accessible on foot, with quality public and private schools nearby. Love a day out at the races? Eagle Farm is within walking distance, with Doomben Racecourse a little further afield. Factor in being approx. 10km from Brisbane's International and Domestic Airports and the CBD and this location truly exceeds all expectations. Be the next proud custodian of this timeless beauty and embrace an enviable lifestyle – arrange an inspection today.