

# 40 Grand Parade, Ashgrove, Qld 4060

Place. 

## House For Sale

Saturday, 24 February 2024

40 Grand Parade, Ashgrove, Qld 4060

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 533 m2

Type: House



Tim Douglas  
0413877000



Jordan Lim  
0448664998

## For Sale

Occupying a lofty position in Ashgrove's exclusive St John's Wood precinct, this newly constructed contemporary home has been expertly designed to capture sweeping city and local views and offer the ultimate in liveability. Designed by acclaimed architect Tim Stewart, 'Altus' offers two levels of stylish and spacious living in a wonderful, family friendly location. There's simply nothing left to do, but unpack and enjoy this wonderful, tranquil setting. The entry level is an expansive sanctuary for living and entertaining. A wall of floor to ceiling windows captures natural light and perfectly frames the garden and city views, while a soaring, double height void adds to the sense of scale. The impressive kitchen features stone benches and quality Miele appliances, including an induction cook top and double ovens. The adjoining lounge and dining room flows seamlessly to the spacious covered BBQ terrace and swimming pool. A turf covered poolside courtyard offers ample room for a trampoline or for relaxing and catching rays, while an expanse of flat lawn will be loved by children and pets. Lush and thoughtfully landscaped gardens will develop into statement hedges. This alfresco area enjoys an ideal northerly aspect, making it wonderful for year round entertaining. There is a separate office on this level and a powder room, plus a large bedroom with ensuite. The well-appointed laundry doubles as a mudroom and leads to the triple car garage – a practical and secure layout for family living. A wide staircase leads to the upper level. There is another generously sized lounge and a wall of bespoke joinery. Particular attention has been paid to storage throughout the home. There are four bedrooms upstairs; the Master suite offers hotel-style luxury and occupies a prime position - you can gaze across the picturesque treetops to the twinkling city lights from the comfort of your bed. An enormous walk-in robe feels like a high-end boutique and there is a sumptuous ensuite with freestanding bath. Another three large bedrooms are at the opposite end and they share the beautifully appointed main bathroom and there is a separate powder room. This is a stunning home that is not only chic but is also practical and easy to live in. It boasts ducted a/c throughout, a security system with cameras and keyless entry with intercom. There are top schools within easy reach and it's in the catchment for the highly regarded Ashgrove State School. The shops and conveniences of Ashgrove Central are close by and it's less than 7km to Brisbane's CBD. This is an opportunity to secure a superb, well-designed home in a prime location that is sure to be loved by family members of all ages.