

**41/91 Ashridge Road, Darra, Qld 4076**



**Sold Villa**

Friday, 1 September 2023

41/91 Ashridge Road, Darra, Qld 4076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 123 m2**

**Type: Villa**

**\$420,000**

Our instructions are clear from the vendors, this property MUST BE SOLD at Auction, all reasonable offers would be considered prior and the vendors would decide to proceed with the auctions or not. Auction Details: THU 21st Of Sept In-Room @ Glenn Hotel Eight Mile Plains From 5PM Bidder registration Link:

<https://auctionslive.com/app/bidder-registration/mkr72> Situated in a quiet well maintained complex, popular with renters and owner occupiers alike. Whether you are downsizing, buying your first home or expanding your investment portfolio, this spacious low set villa is a must to inspect. Surrounded by green parkland, this free standing 3 bedroom villa is superbly located and designed. Only 19 Mins to the Brisbane CBD, These homes rarely become available for sale. Perfectly positioned in the blissfully quiet 'River Rocks' estate and offering fantastic buying potential, this quality home boasts 3 queen-sized bedrooms all with built-in robes. The master suite is complemented by a large walk-in wardrobe and a stylish two-way bathroom which includes a large shower, bath and separate vanity and toilet. Abundant natural light, cooling breezes and garden views combine to create a complete and intimate parents' retreat. Situated on the border of Oxley, the position is fantastic. Easy access to all major freeways and various shopping locations including Mt Ommaney, Monier Road and Oxley Station shopping areas. Enviably set in a well-maintained complex surrounded by quality homes, this easy living villa boasts multiple stylish and practical living options both inside and out. With private low maintenance gardens and a fully fenced backyard, this fabulous free standing lowset villa will be at the top of your wish list. Features at a glance:

- Free standing low set villa
- Well-designed kitchen with quality appliances & ample bench & storage space
- Air conditioned lounge/dining area
- Master bedroom with a stylish two-way bathroom, walk-in robe and aircon
- Two queen-sized bedrooms with ceiling fan & built-in robe
- Stylish two-way bathroom comprises a large shower, bath, vanity & separate toilet
- Outdoor patio for alfresco dining & entertaining
- Large fully fenced backyard
- Single car garage plus additional parking in the driveway

Rental appraisal of \$480-\$50 pw

Location:

- 1.6km to Darra and Oxley train stations
- 1.6km to Monier Rd shopping hub
- 1.2km to Darra BMX facility
- 4.6km to Mount Ommaney Shopping centre
- 1.8km to Darra State School
- 4.8km to Corinda State School

With a 4 minute drive to the Darra train station, you are assured that a convenient location comes with this purchase. Close to public transport, shops, restaurants, cafes, parks and playgrounds as well as easy access to the motorways. Falling within the Darra State Primary School and Corinda State High School catchment areas, this incredible property is also located only minutes from Our Lady of the Scared Heart Catholic Primary School.

Contact Syed @04165 498 295 Or Serena @0415 844 573 To register your interest or to book a private inspection.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.