

46 Yardley Avenue, Ashgrove, Qld 4060

House For Sale

Friday, 10 May 2024

46 Yardley Avenue, Ashgrove, Qld 4060

Bedrooms: 4

Bathrooms: 2

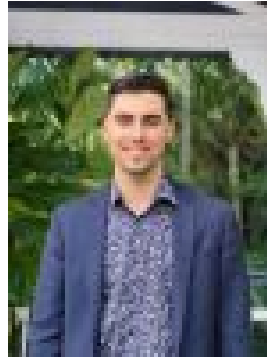
Parkings: 2

Area: 405 m2

Type: House



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FOR SALE

Nestled in the heart of Ashgrove, this exquisite two-story home boasts contemporary elegance and convenience, offering a lifestyle of unparalleled sophistication. With meticulous attention to detail, this 4-bedroom residence with a study is adorned with premium finishes and fittings throughout, promising luxury living at its finest. Here's a glimpse of what this property has to offer:

Lower Level:

- A state-of-the-art marble kitchen featuring a spacious island bench, top-of-the-line European appliances, and an expansive butler's pantry.
- A cozy living area complete with a gas fireplace, perfect for those chilly winter evenings.
- Flooded with natural light, the dining room boasts soaring ceilings.
- Enjoy movie nights in the media room.
- Step outside to the backyard oasis, featuring an alfresco deck ideal for summer BBQs, a fully fenced landscaped yard with a heated lap pool, shed, and ample space for kids to play.

Upper Level:

- Retreat to the master suite, featuring a private deck, an expansive walk-in robe, and an ensuite with double basins.
- Indulge in the stunning main bathroom, adorned with stone benchtops, porcelain slab tiles, and a luxurious freestanding clawfoot tub.
- The remaining three bedrooms are generously sized, and adorned with white plantation shutters. Of those bedrooms, two include walk in robes, and the last has a generous built in.
- A dedicated study area, set-up for two work stations (including 2 built in desks)

Other Features:

- Stay comfortable year-round with a 9-zone ducted air conditioning/heating system.
- Solar Operative: 6.6kw Solar System
- Ample storage options abound, along with a double remote garage offering secure internal access, as well as a side concreted lockable carport (for your Camper/trailer/boat storage)
- High and dry: this home is clear from the Brisbane City Councils flood area mapping and overland flows

Positioned in a coveted blue-chip location, this immaculately presented property is mere moments from Ashgrove's bustling shopping precinct, reputable schools, parks, and public transport.

- 800ms to Ashgrove Marketplace & Ashgrove Shopping Village (Coles, Woolworths & Aldi & independent grocers at your fingertips)
- Easy Access to Bus lines (inbound & outbound), along Waterworks Rd, or Ashgrove Ave.
- School Catchments: Oakleigh State School & Kelvin Grove State College
- 10 mins drive to Royal Brisbane & Women's Hospital
- Within 5km from Brisbane CBD

This property is being sold 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 only. For more information please contact the Justin Hagen Team today on 0401 856 161