

53 Mirrabooka Road, Ashgrove, Qld 4060



Sold House

Saturday, 18 November 2023

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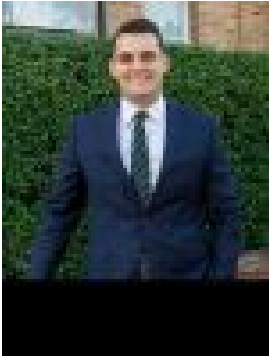
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 604 m2

Type: House



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Positioned in a picturesque parkside setting, this charming cottage rests on a premier 604sqm dual access block backing onto Ashgrove's famous Dorrington Park and Enchanted Forrest playground. The perfect first home, investment or renovation project, the house offers immediate livability and outstanding scope to update, raise or extend (STCA). Timeless period details, including polished timber floors, ornate cornices and picture rails, adorn the character interiors, and casement windows and French doors allow a wealth of light and breezes to flow through. Featuring a functional configuration, the living/dining area and timber-clad kitchen extend to an expansive entertainer's deck, offering exceptional peace and privacy with beautiful tree-lined outlooks. Stepping down to the large backyard with a back gate opening to the sprawling green space, playground and enchanted forest of Dorrington Park, buyers will love the neighbouring recreation space and access to the great outdoors. The house features two bedrooms and one bathroom with a clawfoot bath, plus plenty of potential to create additional living and bedroom accommodation. In a sensational pocket, the best of Ashgrove is on your doorstep. You can step out the backgate to Dorrington Park, walk 100m to Famished on Frasers Café and walk 1.5km to the shops, supermarkets and dining at Ashgrove Marketplace. Close to bus stops and the Enoggera Creek Bikeway, 350m from Oakleigh State School, and an easy walk to St Finbarr's, Marist College and Mt St Michael's, this fantastic property offers but is not limited to:- Charming cottage on a dual access 604sqm block- Peaceful position backing onto Dorrington Park- Timber floors, casement windows and air-conditioning- Spacious, open-plan living and dining area- Versatile and light filled sunroom, perfect for home office - Kitchen with timber benchtops and cabinetry- Huge entertainer's deck and a secure backyard- 2 bedrooms, 1 bathroom and off-street parking- Steps from the park, playground and Famished of Frasers Café- Walk to Oakleigh SS, Marist, Mt St Michael's and St Finbarr's- 1.5km from Ashgrove Marketplace and 5.7km from the CBD Auction, Saturday 9th December, The Calile Hotel from 8:30am, if not SOLD prior. To obtain further information, please contact Josh Brown on 0403 139 397. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.