

**53 Moola Road, Ashgrove, Qld 4060**

**House For Sale**

Tuesday, 14 May 2024

53 Moola Road, Ashgrove, Qld 4060

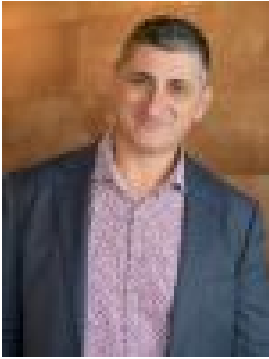
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 632 m2**

**Type: House**



Mario Sultana  
0428282223



Sheridan Scott  
0409180480

## Auction

This is a once in a generation opportunity to embrace the beauty and practicality of classic Queensland living at 53 Moola Road, Ashgrove. In this tightly held area, this property has changed hands only twice in its 100 year history and is offered to the market for the first time in 35 years. Carefully renovated and meticulously maintained, the home offers a harmonious blend of traditional elegance and modern convenience; an ideal home for families seeking both character and comfort. Spread over two tastefully appointed levels, with a northerly aspect, high ceilings and a fluid floor plan, the home captures the summer sea breezes and maximises light and space. At the heart of the home is the sizeable kitchen, featuring solid wood cabinetry, South American granite bench tops and Meile appliances. The upper floor opens out through silky oak bifold French doors to a large rear deck and a uniquely designed pool that is accessed directly from the deck, seamlessly connecting indoor and outdoor living - perfect for entertaining or quiet family dinners amidst the private treed backdrop. On the upper level, two bedrooms, including the spacious master, offer personal retreats, each sharing access to a light-filled and spacious bathroom. The lower level introduces additional versatility with two more generous bedrooms flanking a second living area, ideal for children or guests. These rooms share a wellappointed second bathroom, enhancing the home's functionality and privacy for all residents. From the living room, silky-oak bifold French doors open onto a paved terrace and expansive Sir Grange back lawn, Last but not least is the beautiful contemporary laundry which offers plenty of storage and bench space. Additional features of this exquisite home include; • Welcoming front veranda, • Generous gourmet kitchen with high quality European appliances, • Large rear deck with magnesium (pMag) pool with a state of the art in-floor selfcleaning system for low maintenance, • Plenty of storage, • Lush, low maintenance, drought tolerant landscaped gardens, • Four generously sized bedrooms across 2 levels • Dedicated study • Secure garage accommodation for two vehicles, • Vehicular access to back yard • Large shed capable of housing a further vehicle, jetskis or motorbikes • Private, fully fenced yard ideal for children & pets. Located in the heart of Ashgrove, known for its leafy streets, parks, bicycle tracks and community atmosphere, 53 Moola Road is walking distance from Marist College, Mt St Michaels College and Oakleigh State School, local cafes, boutiques, and minutes away from all necessary amenities. Whether hosting a summer barbecue on the deck, watching the kids play in the pool, or enjoying a quiet moment in one of the many serene spaces, this home is designed to cater to every facet of family life - perfect for those who value beauty, functionality, and a vibrant community spirit. Disclaimer: 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. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.