

58 Trout Street, Ashgrove, Qld 4060



House For Sale

Thursday, 13 June 2024

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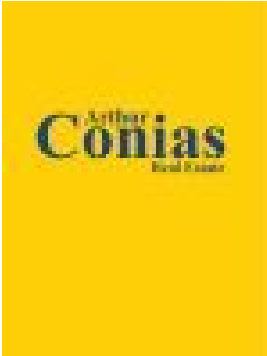
Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 835 m2

Type: House



Arthur Conias Ashgrove
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Contact Agent

* High-quality appliances and luxurious finishes* Private in-ground swimming pool with pool pavilion* Meticulously crafted living and entertainment spaces* Ithaca Creek State School & Kelvin Grove College catchment* Short drive to Brisbane Grammar and Stuartholme* Inspections by appointment - Call 24hrsExperience the allure of elegance and opulence in this meticulously crafted luxury residence. Every detail has been carefully considered to ensure an unparalleled level of comfort and style. Amidst its modern grandeur, subtle touches of character shine through - a testament to the home's heritage, adding warmth and charm. Discover the primary entertainment areas, thoughtfully positioned on the ground floor, where the living room exudes a cozy ambience under soaring 3m ceilings, enhanced by a gas cantilever fireplace and abundant natural light flooding through generous windows. A sleek floor-to-ceiling glass wine cellar adds sophistication, epitomising the perfect fusion of style. The gourmet kitchen stands as a masterpiece of design and functionality, boasting 50mm Bianco Carrara benchtops, dual pyrolytic Smeg ovens, a contemporary Pitt cooktop, and a Schweigen range hood. The integrated Ilve side-by-side fridge/freezer and Smeg dishwashers ensure a seamless finish, while the adjacent wet butler's pantry provides a discreet space for tidying up during gatherings, maintaining the kitchen's pristine allure. Outdoor entertaining is effortlessly elevated on the undercover deck, featuring a built-in natural gas 6-burner BBQ, micro-cement countertop, stylish cabinetry, and a bar fridge. Enhanced with an outdoor fan and abundant space for dining and lounging furniture, this space beckons to be enjoyed for alfresco gatherings and leisurely moments. A conveniently situated guest bedroom on the ground level, complete with a dual entry ensuite, ensures a seamless and comfortable stay for loved ones. The versatility of the secondary downstairs bedroom offers endless possibilities to accommodate your family's changing requirements. Whether you imagine a sunlit home office with its boxed bay window or a cozy media room for unwinding in the evenings, this space showcases limitless potential. Upstairs, unveil the remaining three bedrooms, including the master suite, adorned with a custom walk-in robe and ensuite featuring dual showers, dual sinks, and an inviting, rounded freestanding bath. The ensuite toilet is discreetly tucked away behind fluted glass, while an intimate, private balcony seamlessly extends from this luxurious bathroom, offering an exclusive sanctuary with a lush outlook. Further enhancing the upper level of the home is a secondary lounge, offering an idyllic space for relaxation. The main, upstairs bathroom beckons with its own freestanding bath, walk-in shower, and dual sinks. Step outside onto the breezy balcony, seamlessly connecting to both the master bedroom and living area, providing a serene setting for savouring morning coffees or evening sunsets. Situated just 4kms from the CBD, this property offers a lifestyle of comfort and accessibility. Ashgrove is renowned for its prime location, excellent educational options, parks, and recreational spaces. Enjoy the convenience of local shops, cafes, and community initiatives. Located within the catchment area of Ithaca Creek State School and Kelvin Grove College, you are positioned a short drive to prestigious schools including Brisbane Grammar, Marist College, Mt St Michael's, and Stuartholme. Experience the ultimate blend of style and functionality at 58 Trout Street. This is more than a home - it's a lifestyle statement with attention to detail at every turn. Don't miss the opportunity to make this exceptional property yours; schedule your private viewing today!*

Important * Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.