

61 Kinnaird Street, Ashgrove, Qld 4060

Place. 

House For Sale

Wednesday, 8 May 2024

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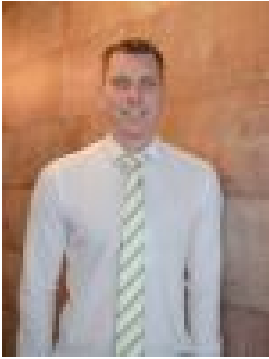
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 810 m2

Type: House



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Auction

In a desirable inner-city location this beautifully renovated character Queenslander delivers exceptional liveability positioned on a generous 810m² parcel of land ... ready to be enjoyed! Showcasing a seamless blend of indoor and outdoor living spaces, this home has been renovated with entertaining and ease of family living at the forefront. This superb character residence features arched walkways, VJ wall panelling, high ceilings and hardwood timber flooring. This is the ideal property for buyers seeking exceptional family living just 5 kilometres to the CBD surrounded by some of Brisbane's best schools and green leafy parklands. On arrival buyers will appreciate the charming entrance featuring a wide hallway leading you to the open plan living and dining area which offers a picturesque leafy outlook. Flowing from the gourmet kitchen and dining area is a generously sized undercover back deck which overlooks the fully fenced and privately landscaped backyard and luxurious 9m x 6m swimming pool. Here is the perfect place to entertain and accommodate guests, offering the quintessential Ashgrove lifestyle. The upper level also showcases a master suite with large ensuite and walk-in wardrobe, second bedroom with walk-in wardrobe, main bathroom, and dedicated office. On the ground floor there are three additional bedrooms, a generous bathroom, laundry, and oversized living area which seamlessly connects to the undercover patio, swimming pool and backyard. Arcadia presents a once in a lifetime opportunity to secure a superb real estate offering in the heart of Ashgrove, just 5km from the CBD and is the ideal residence for families of all ages or buyers looking to accommodate elderly parents or guests. The Home Features:

- Light filled open plan living and dining area with hardwood timber flooring and high ceilings.
- Modern kitchen featuring stone benchtops, 900m gas cooktop, European stainless-steel appliances, 3m breakfast bar with space for five seats, and spacious butler's pantry.
- Generous (6m x 6m) covered timber deck flowing from the gourmet kitchen and dining area with bi-fold doors providing a seamless connection between the indoors and outdoors. Overlooking the landscaped backyard and swimming pool, the deck is ideal for entertaining in sunny Queensland.
- Generously sized living area featuring soaring high ceilings and a large picture window with glass louvres allowing a profusion of natural light to sweep through the space.
- Climate control with ducted air conditioning and ceiling fans.
- Master suite with walk-in wardrobe and generously sized ensuite featuring his and hers sinks and ample storage.
- Second bedroom with walk-in wardrobe.
- Dedicated office or sixth bedroom.
- Main bathroom with floor to ceiling tiles and shower over bath facility.
- Enclosed front veranda overlooking the street with a wide 20m frontage.
- Oversized secondary living area on the ground level, ideal for teenagers, guests, or elderly parents.
- Three generously sized bedrooms downstairs all with built-in wardrobes and serviced by a generous bathroom with separate toilet facility.
- Large laundry with ample storage, opening onto the drying patio. Additional Features

- Fully fenced 810m² parcel of land (Measuring 20m wide x 40.1m deep with 20m frontage).
- Ducted air-conditioning throughout.
- Double car storage with ample space for a trailer or boat.
- Side access.
- Landscaped mature gardens. Located in a sought-after pocket of beautiful Ashgrove surrounded by green leafy parklands, positioned a mere 5 kilometres North-West of the CBD, this conveniently located property is bound to suit an array of buyers. Ashgrove is well known for its proximity to quality schools including Marist College, Mount St Michael's College, Brisbane Grammar School, Brisbane Girls Grammar School, St Joseph's College, Gregory Terrace. The property falls in the highly regarded Oakleigh State Primary School and Kelvin Grove State College catchments. This prime position offers walking distance to the Ashgrove shopping precinct, hectares of parks including Banks Street Reserve, many bus services including the City Glider and ease of access to Suncorp Stadium, the ICB, Clem 7, Legacy Way and Airport Link tunnel networks. For further details on this incredible opportunity, please contact Matthew Jabs on 0422 294 272. **

Disclaimer** This property is being sold by auction 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.