

**64 Charlton Street, Ascot, Qld 4007**

Place. 

**House For Sale**

Saturday, 24 February 2024

64 Charlton Street, Ascot, Qld 4007

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 547 m2**

**Type: House**



Drew Davies  
0731076888



Josh Shanley  
0447893866

## Offers Over \$4.1M

Large pool and generous private flat yard, overlooked by superb kitchen, living and dining; this is the layout young families dream of finding in Ascot and what is currently on offer at 64 Charlton Street. Capturing the very essence of Ascot, tree lined with iconic Poincianas and surrounded by some of Brisbane's finest homes, Charlton Street itself is simply one of the suburb's best. This picture-perfect residence, designed and built by award winning Zephyr Industries has been painstakingly transformed from its humble early 1900's origins to create the ultimate family oasis. Beyond the flawlessly manicured gardens and breathtaking façade, this grand Hamptons home welcomes you with an abundance of natural light and space. Everyday living is made easy and entertaining a breeze, with a seamless transition from inside to out, an eye can be kept on kids and conversation maintained with guests while preparing meals. The idyllic setting for warm summer days, the spacious living and dining areas open out to the covered patio that overlooks the pool and flat grassed yard with matured and beautifully landscaped surrounds. Designer in every sense of the word, the luxurious and spacious kitchen offers marble benches, Smeg oven and gas stove, integrated dishwasher and butlers pantry with additional integrated dishwasher. A wine cellar, separate media room fully equipped with customised surround sound system and projector screen, a generous guest suite with built in robe, ensuite and direct courtyard access, additional powder room and laundry with direct courtyard access completes the ground floor. Moving upstairs the living and entertaining spaces continue with an additional living space with fireplace and has direct access to the covered deck with leafy outlook. A palatial master suite offers its own fireplace, large walk in robe with dressing table, ensuite with standalone bathtub, dual rainfall showers and dual basins. Presenting further on this floor are three additional large bedrooms, one with walk in robe, two with built in robes, a large bathroom with standalone bathtub and dual basins. Positioned on a 547sqm block, 64 Charlton Street captures the absolute best that Ascot has to offer, only moments to Ascot State School, St. Margaret's, St. Rita's, Oriel Park and a stone's throw to Racecourse Road's many cafes, restaurants, and boutique shops. Close to all public transport and conveniently only 15 minutes to Brisbane's CBD and less than 15 minutes from the Airport. Additional features include but are not limited to:- 547m<sup>2</sup> block, perfectly positioned in one of Brisbane's best suburbs- Five bedrooms all with its own walk in or built in robe, master suite with fire place- Guest suite located on the ground floor with own ensuite and direct courtyard access- Kitchen complete with Smeg oven and gas cooktop, marble benchtops, integrated dishwasher, soft close cabinetry, butlers pantry with additional integrated dishwasher- Multiple indoor / outdoor living and entertaining spaces across both floors- Families and entertainers will adore open plan configuration, visibility of outdoors from central kitchen/living/dining zones downstairs - Separate media room fully equipped with customised surround sound and projector screen- Pool plus outdoor shower, private flat grassed yard, fire pit with built in booth seating- Immaculately kept gardens and matured hedges- Wine cellar with capacity for up to 324 bottles- Covered patio with Beef Eater barbeque and Husky bar fridge- Three bathrooms plus additional powder room- Ducted air conditioning, ceiling fans, custom home integration system controlled by smart device (security cameras, front entry, speakers, lighting and more)- VJ walls, European oak timber flooring, high ceilings, stone wall feature, two fire places, 10.7 kilowatt solar, floor to ceiling glass sliding doors and an abundance of natural light throughout - Three secure car spaces and ample storage space

Going to auction Sunday 17th March at 9am | on-site. For more information, please call Drew Davies on 0421 078 273. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.