

79 Brown Parade, Ashgrove, Qld 4060



Sold House

Tuesday, 30 January 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 779 m2

Type: House



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0416139656

\$1,050,000

Nestled within a whisper-quiet neighbourhood, this charming three-bedroom weatherboard home offers a serene escape amidst a magnificent flora and fauna backdrop. Set on a spacious 779m² block that extends to Enoggera Creek, this property promises a peaceful and private lifestyle with a stunning natural outlook. There is potential to develop under, or even remove and build as many other owners have done, or simply enjoy a fantastic position and lifestyle. The decision has been made to sell, so be quick for this amazing opportunity!

Key Features:

- Full-width covered rear deck, perfect for outdoor living and entertaining
- Hardwood timber floors throughout
- Modernised kitchen featuring a 4-burner gas, stone bench tops & plumbed for fridge
- Modernised bathroom with a relaxing bathtub and separate toilet
- Two air-conditioning units ensuring year-round comfort
- Ceiling fans for gentle breezes
- Robes in two of the bedrooms
- Plenty of storage space with two utility rooms downstairs
- Carport with convenient access to the house
- Fenced at the front for added privacy and pets
- Abundant wildlife including wallabies, birds, koalas and turtles
- Rental potential of \$620-\$670 per week
- Building and pest report available upon request

The home is in a great location, just 6km from the CBD, surrounded by significant residences amongst a tranquil setting. It's handy to so many schools - Marist College, Oakleigh State School, St Ambrose's, St Finbarr's and Newmarket State School. Enjoy direct access to the 34-hectare Banks Street Bushland Reserve with its walking tracks and bike paths as well as Frank Waters Park. The Ashgrove shopping centre with Coles, Woollies, Aldi and an array of cafes and restaurants is only a short drive away.

****Disclaimer:**** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.

****AUCTION DISCLAIMER:**** Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.