

**8/40 Butler Street, Ascot, Qld 4007**

**Apartment For Sale**

Friday, 3 November 2023

8/40 Butler Street, Ascot, Qld 4007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Campbell Reed  
0468859904

## Auction

Nestled in the highly coveted pocket of Ascot, this meticulously renovated three-bedroom apartment is ready for immediate occupancy, presenting an exceptional opportunity for prospective buyers. Going to auction on the 25th of November if not sold prior, so make sure you act swiftly to secure this unit and enjoy the upcoming Christmas break in one of the most sought-after units in the area. This top-floor unit is part of a meticulously maintained complex of nine units, offering both year-round comfort and security. As you enter, you'll be welcomed by the inviting ambiance of the open-plan kitchen flowing into the living and dining area, which is air-conditioned and seamlessly connects to your spacious north-facing covered balcony. The north-facing orientation provides an abundance of natural light and captures panoramic views. The modern kitchen is equipped with stainless steel appliances and a gas cooktop, ensuring a delightful cooking experience with the added pleasure of gazing out at the picturesque northern vista. The apartment boasts three bedrooms, with the air-conditioned master suite featuring a walk-in robe, a beautifully renovated ensuite, and direct access to the balcony. Notable features of this property include:

- A spacious three-bedroom apartment in a well-maintained small brick complex
- Open-plan living and dining area, air-conditioned, with direct access to a north-facing balcony
- A modern kitchen with gas cooking, stainless steel appliances, and ample storage, all complemented by the captivating north-facing view
- An en-suite air-conditioned master bedroom with a walk-in robe and direct access to the balcony
- An internal laundry with linen storage
- A single lock-up garage with additional storage space or potential for two small cars and internal access to the unit stairwell
- Strong rental potential, with a rental appraisal available upon request
- Proximity to cafes, restaurants, Oriel Park, the newly refurbished IGA Marketplace Ascot, Racecourse Road, and Portside Wharf
- Only 6 kilometers from Brisbane CBD and 8 kilometers from Brisbane Airport
- Convenient access to public transport, with a bus stop just a 2-minute walk away, providing direct routes to the city

The apartment is within the catchment area for Ascot State School and within walking distance of St Margaret's, St Rita's College, Clayfield College, and St Agatha's Catholic Primary School. For inquiries about this exceptional property or to arrange a viewing, please contact Campbell Reed at 0468 859 904. Please note that this property is scheduled for auction on the 25th of November, and as such, a specific price guide cannot be provided. The website may categorize the property into a price bracket for website functionality purposes. Disclaimer: While we have made every effort to ensure the accuracy of the information presented, we accept no liability for any errors, omissions, or inaccuracies. It is essential for prospective buyers to conduct their investigations and personally inspect the property to verify all details and information pertaining to the property.