

# 83 Brown Parade, Ashgrove, Qld 4060

## House For Sale

Monday, 23 October 2023

83 Brown Parade, Ashgrove, Qld 4060

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Brigette Righton



Amy MacDonald  
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## For Sale

Welcome to 83 Brown Parade, Ashgrove. Here, you'll find an elegant executive-style family home nestled on a tranquil hillside. This recently constructed residence harmoniously blends with its natural surroundings, offering a serene ambiance and stunning city vistas. Spread across three levels, it seamlessly combines spacious living areas, ideal for both leisure and hosting, creating the perfect haven for your family. With its thoughtful design and proximity to nature, this home provides an excellent retreat from the urban hustle, all while ensuring convenient access to essential amenities.

**Property Features:**

- High ceilings for a spacious feel
- Abundant natural light and cross-ventilation throughout
- 6.5kw solar system
- Bosch Alarm System for enhanced security
- (My Air) zoned, ducted air-conditioning throughout
- Water filtration system
- Gas fireplace

**Entry Level:**

- Laundry with built-in cabinetry and access to a drying courtyard (laundry chute from the master bedroom ensuite)
- Three-car garage with epoxy flooring and internal access to the house
- Fourth bedroom with built-in robe and two-way bathroom
- Impressive open-plan kitchen, dining and living area (featuring extra high ceilings)
- Luxurious, sleek kitchen with spacious butler's pantry, stone benchtops, breakfast bar, 5-burner gas cooktop, 2x ovens with steam capabilities, integrated fridge and dishwasher
- Large stacker doors stack into a wall cavity, creating a seamless transition to an outdoor covered entertaining area
- Entertainer's deck with an outdoor kitchen featuring a BBQ, sink, and bar fridge overlooks trees and the city

**Top Level:**

- The entire top level is dedicated to parent's retreat, although could be easily modified to accommodate younger family's needs
- The expansive main bedroom enjoys city views and a serene tree-lined outlook. Impressive dressing room with built-in cabinetry, elegant pendant light, large ensuite with a bathtub, walk-in shower, double vanity, stone benchtops, and skylight
- This level also includes a convenient tea/coffee station, lounge area, and a study with a built-in desk (ideal space for additional bedrooms for young children if needed)

**Lower Level:**

- Two generously sized bedrooms featuring walk-in robes and built-in desks
- Kitchenette with built-in storage, dishwasher, and space for a refrigerator
- Bathroom with a walk-in shower, bath, and a separate toilet
- Under Croft is a great storage area and offers separate access to the lower level, making it ideal for teenagers or dual occupancy
- Solar heated pool
- Level grassed area
- Additional under-house storage
- 2X 2500L water tanks
- Landscaped area at the rear of the property, with a fire pit area

**Other Information:**

- Easy access to Bank Street Reserve
- 5kms to CBD
- Close to great schools, shops, public transport, walking tracks and parks

For further information on this wonderful opportunity, we warmly invite you to contact Brigette 0407 880 006 or Amy 0433 312 170.

**Disclaimer:** This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.