

101 Mareeba Road, Ashgrove, Qld 4060

Place. **P**

House For Sale

Friday, 5 July 2024

101 Mareeba Road, Ashgrove, Qld 4060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 604 m2

Type: House



James Curtain
0731532999



Chris Dixon
0731532999

Auction

Auction Location: On-Site Nestled on a quiet street in the heart of Ashgrove, this fantastic lowset boasts beautiful interiors and a large rear yard. Perfect for families, investors and those seeking single-level living, this outstanding property is just metres from Dorrington Park's playgrounds and the Enoggera Creek Bikeway. This home also presents opportunity to extend and renovate or alternatively demolish and build a brand-new residence.* The residence's classic facade and picket-fenced front gardens create a welcoming first impression. Inside, the home showcases elegant timber floors, lofty ceilings and a versatile neutral colour palette, enhancing its timeless appeal. Stepping inside, you will find a generous open-plan living and dining area. A tidy adjoining kitchen is equipped with quality appliances, a tiled splashback and ample cupboard storage. Perfect for children and pets, a large fully-fenced grassed rear yard features a patio and mature gardens. Accommodation comprises of a sizeable master bedroom and two additional bedrooms, all serviced by a main bathroom with a shower over a bath. A renovated laundry adds convenience, while the secure single garage provides plentiful storage. Additional features include air-conditioning and ceiling fans, ensuring year-round comfort. Close to Waterworks Road's many shops and dining options, this exceptional property is easy walking distance to Ashgrove Coles and Woolworths and a stone's throw from Newmarket Village Shopping Centre's conveniences and city-bound bus stops. The Gallipoli Barracks, the Newmarket train station, the soon-to-be-reimagined Victoria Park and QUT's Kelvin Grove campus are nearby. Falling within the Oakleigh State School and Kelvin Grove State College catchment areas, this sensational residence is also a short distance from Marist College, Saint Ambrose's School and Mount Saint Michael's College. Do not delay – call to arrange an inspection today. *Subject to Council Approval

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. **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.