

11 FOCH STREET, Ashgrove, Qld 4060



House For Sale

Wednesday, 10 July 2024

11 FOCH STREET, Ashgrove, Qld 4060

Bedrooms: 5

Bathrooms: 3

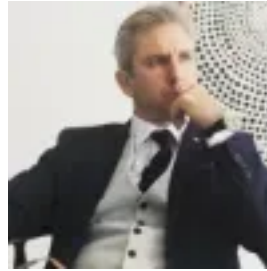
Parkings: 2

Area: 1012 m2

Type: House



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Luke Russell
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FOR SALE

Commanding a majestic street presence, with its wide frontage and sprawling grounds, graceful 'Montrose', circa 1925, stands proudly on a grand 1012m² block within the prestigious blue ribbon address of Ashgrove. Boasting a harmonious fusion of traditional Queenslander charm and contemporary sophistication, this 5-bedroom sanctuary spans two expansive levels, thoughtfully designed to cater to the needs of a discerning family. Offering wonderful indoor and outdoor spaces to live and retreat, light-filled living spaces and bedrooms on both levels seamlessly transition to enticing entertaining spaces that offer exquisite views over beautiful established gardens and a sparkling pool. This is a home that suits families of all ages and all lifestyle requirements, providing the ultimate space for total relaxation, remarkable seclusion, and entertainment on a grand scale. Pretty batwing doors greet you on entry to the breezy front porch, that then opens to the formal living room. Well-separated from the main living spaces, this elegant space provides a convenient sitting room for the master bedroom and an adjacent bedroom/home office. A perfect place to enjoy solitude with a good book, or to entertain guests with pre-dinner drinks before progressing to the dining room or the private garden terrace. Original features abound throughout the home with soaring ceilings, timber floors, traditional VJ walls, picture rails, stained glass windows, French doors, and beautiful decorative fretwork and breezeways. The home opens to reveal a majestic open-plan living zone at the rear of the property, encompassing a grand dining space and living area centred around a beautiful 2-way fireplace that also services the rear entertaining terrace. Taking centre stage in this light-filled space, the Provincial-style kitchen captivates with its pendant lights crowning a striking navy blue island bench. Incorporating stone bench tops, pretty glass door cabinetry, top of the range European appliances, and a convenient bar fridge, the kitchen provides further function with a discreet scullery that delivers an extra sink, room for a refrigerator and ample storage with Blum soft-close drawers. The entire rear of the home opens out through modern bi-fold doors onto the expansive rear entertaining terrace that offers a serene outlook over the lush gardens and inviting in-ground, salt-water, solar-heated pool. Entertaining is a breeze in this appealing space, with an integrated BBQ and bar fridge, and the luxury of the 2 way fireplace. Enjoy after dinner drinks with your guests in front of a roaring fire whilst the children play on the expansive lawns, or luxuriate over your morning coffee in the warm winter sun, taking in the calming surrounds of the easy-care gardens that frame the property. The home features 4 bedrooms on the upper level, with the master bedroom offering a sumptuous retreat at the front of the home, away from the main family areas. It features a modern ensuite with a freestanding bath and a beautiful ornate vanity mirror, a walk-in robe, and it is finished with crisp white plantation shutters. A second bedroom, also located at the front of the home, is perfect for use as a nursery or a conveniently positioned home office. Two other spacious bedrooms on this level feature large built-in robes and crisp white plantation shutters, and are serviced by a sleek modern family bathroom. The lower level of the home is accessed by a discreet staircase off the upper rear living space and opens to a functional study zone with a large built-in desk and separate entry. This study zone flows to the capacious family living space on this level that opens onto a paved front terrace through pretty French doors. This versatile lower level of the home provides a wonderful opportunity for independent living or guest quarters, if so desired, as it is serviced by a full bathroom nearby. The 5th bedroom, a large walk-in linen cupboard and laundry is also located on this lower level of the home, along with the 2 car remote garage that provides extra storage. or room for a workshop.

SUMMARY OF FEATURES:

- * Renovated 5 bedroom Queenslander on a fully-fenced 1012m² block
- * Period features: French doors, stained glass windows, VJ walls, picture rails, high ceilings, original timber floors, decorative breezeways and arches
- * 5 bedrooms, plus 3 bathrooms (Master with ensuite)
- * Versatile living spaces: upstairs formal living, family living and dining, lower level rumpus room and separate study area with custom desk
- * Provincial-style kitchen with island bench, ILVE oven, MIELE dishwasher, Husky wine fridge and separate scullery/Butler's pantry with sink and ample storage
- * Indoor/outdoor 2-way fireplace
- * Expansive entertaining terrace with BBQ courtyard and integrated BBQ and bar fridge
- * 7m x 4.9m salt-water, solar-heated swimming pool with outdoor shower
- * Airconditioned
- * Plantation shutters throughout
- * 2 car remote garage with storage/workshop
- * Cubby house

* Private, fully-fenced, landscape-designed, low-maintenance, subtropical gardens Seemingly a world away in such a quiet leafy enclave, yet a mere 4 km from the Brisbane CBD, this stunning heritage residence is minutes to local restaurants, amenities, public transport, beautiful parks and bikeways. Located within the coveted Ashgrove State School catchment, 'Montrose' is also moments from Marist College Ashgrove, Mount St Michael's College, Mater Dei and St Joseph's Catholic Primary Schools and St Finbarr's Primary. With architectural charm, living over 2 levels, grand bedrooms, beautiful breezy outdoor spaces and a tranquil garden and pool in which to retreat or entertain, this wonderful home, on such a large parcel of land, is a very rare find! A quintessential Queenslander lifestyle opportunity awaits one very lucky

family in a caring, family-friendly community.'Montrose' - a prime location and a beautiful piece of Brisbane's history.