

**11 Moynihan St, Ascot, QLD, 4007**



**House For Sale**

Sunday, 18 August 2024

11 Moynihan St, Ascot, QLD, 4007

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Beautiful family home with swimming pool and prime address

Auction Location: OnSite

Located in one of Ascot's premium pockets and minutes to Racecourse Road, this six-bedroom property on a 622sqm allotment promises an excellent lifestyle. Boasting an impressive swimming pool, incredible entertainment options and elegant interiors, this dual-level residence is also close to prestigious schools.

Featuring a coveted northern aspect, the home is given outstanding street appeal by its timeless brick facade and mature front gardens. Inside, exquisite timber floors, plantation shutters and a calming neutral colour palette are showcased throughout.

Continuing from the property's welcoming entry, a spacious open-plan living and dining area is situated on the ground level. Accompanied by a generous lounge area, this light-filled central space also adjoins an immaculate kitchen displaying a breakfast bar, Bosch appliances and ample cupboard storage.

Blurring the lines between the indoors and outdoors, bi-fold doors open out to a covered patio and a fully-fenced grassed rear yard fringed by established gardens. Providing plentiful space for children and pets, this outdoor area also has a glass-framed in-ground swimming pool.

Finishing the ground level is a full bathroom and a bedroom that is ideal for guests, plus a dedicated office benefitting from an integrated desk and shelving.

Upstairs, an ensuited master bedroom spills out onto a covered rear deck. Overlooking the rear yard below, this delightful outdoor area feels like a private retreat. There are also three additional bedrooms, as well as an impeccable main bathroom encompassing a separate bath and shower.

Complete with a secure dual garage and brilliant storage, the residence also includes a ducted vacuum system, security alarms and ducted air-conditioning.

Just minutes from the heart of Brisbane's CBD, this sensational home is near the Ascot train station and city-bound bus stops. The Doomben and Eagle Farm racecourses are easily accessible from this address, as are the Eat Street Northshore markets and the scenic Kingsford Smith Drive Riverside Promenade.

Falling within the Ascot State School and Aviation High catchment areas, this fantastic property is also a short distance from Saint Margaret's Anglican Girls School, Saint Agatha's Catholic Primary School, Saint Rita's College and Clayfield College. Do not miss this exclusive opportunity – call to arrange an inspection today.

### Disclaimer

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes