

**14 Matlock Street, Ashgrove, QLD, 4060**



**House For Sale**

Wednesday, 14 August 2024

14 Matlock Street, Ashgrove, QLD, 4060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Dorrington Darling or Dream Rebuild (STCA)**

Nestled in a quiet, leafy street, this classic stucco cottage effortlessly blends the nostalgia of the past with a wealth of future possibilities. With its north-east facing front porch soaking in the morning sun and surrounded by lush parklands, this charming home is a canvas ready to be transformed into your dream residence.

Entering through the front sunroom, the cottage welcomes you inside and through to the separate living and dining areas. The huge kitchen is ideally positioned to overlook the back yard and the prospect of adding a deck here is overwhelmingly attractive.

- Spacious 607m<sup>2</sup> block with 15m frontage
- North-to-rear aspect, moments from expansive parklands
- Stucco construction, ripe for renovation or rebuild (STCA)
- Beautiful timber floorboards and high ornate ceilings
- Two generously sized bedrooms plus a separate study
- Bright and functional kitchen with ample storage
- Dedicated lounge and dining areas for versatile living
- Level block with family-friendly lawns and patio area
- Walk to Marist Ashgrove and Mt St Michael's College
- Convenient access to shops and city-bound public transport
- Just 6km to Brisbane CBD

Located amongst Ashgrove's finest homes, this property represents one of the last remaining opportunities to secure a knock-down rebuild in the area. Whether you're a downsizer, a dreamer, or a renovator, this residence offers unbridled potential and a chance to create something truly special.

Contact Peter D'Arcy on 0412 738 009 for more information.