

# 8 Glenlyon Drive, Ashgrove, Qld 4060

Place. 

## House For Sale

Wednesday, 10 July 2024

8 Glenlyon Drive, Ashgrove, Qld 4060

Bedrooms: 7

Bathrooms: 2

Parkings: 4

Area: 668 m2

Type: House



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## Auction

**AUCTION – SATURDAY 3 AUGUST @ 10am (IF NOT SOLD PRIOR)** Being sold for the first time in over 55 years, this large, solidly constructed Queenslander has an internal floorplan to excite the savvy home builder/renovator/investor, with room upon room of improvement potential. Located in a sought-after pocket of Ashgrove Avenues, surrounded by stunning character homes and tree-lined streets, and a short stroll to Enoggera Creek's bike and walkways, this well-presented Ashgrovian family home must be inspected to appreciate all it has to offer.

**PROPERTY FEATURES**

- Situated on a fully fenced, level 668m<sup>2</sup> allotment
- 53m<sup>2</sup> double car shed for storage, caravan, boat, workshop or gym.
- Spacious kitchen with island, breakfast bar seating, walk-in pantry and overlooking Mt Coot-Tha and the large backyard.
- Double doors lead to a large welcoming entrance foyer, an interior decorator's dream.
- Top level with 4 bedrooms plus sunroom and study.
- Lower level with 3 bedrooms plus large office, store room and utility room. Legal height downstairs - lifting not required.
- Internal timber staircase with under-stair walk-in cupboard, perfect for a wine cellar.
- Self-contained potential downstairs with own entrance and kitchenette (subject to council approval).
- Bathroom on each level with separate powder room on living level.
- Double tandem LUG drive through garage to access the rear of the property.
- Additional land width to access the shed and large level backyard, with plenty of room for a pool and deck (subject to council approval).
- Downstairs laundry with direct access to the outdoor clothesline.
- Airconditioning and fans in multiple bedrooms and living spaces.
- Plenty of storage solutions throughout.

**LOCATION FEATURES**

- Only 5 km to Brisbane's CBD
- School Catchment - Ashgrove State School and The Gap State High School
- Surrounded by elite schools such as Marist College, Mt St Michaels, St Finbarrs and Mater Dei Catholic Primary
- Short walk to dedicated public bus for Brisbane Grammar, Brisbane Girls Grammar and St Joseph's college students
- Only 3 minutes walk to bus stops with services including express to CBD
- Walk to Ashgrove's restaurants, wine bars, cafes and shopping centres.
- 500m to Enoggera Creek and Bardon's Ithaca Creek's walking/bike tracks and parks.