

**11/18 Bott Street, Ashgrove, Qld 4060**



**Unit For Sale**

Monday, 1 July 2024

11/18 Bott Street, Ashgrove, Qld 4060

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Simon Parer

0419644804

## For Sale

Welcome to your new home at 11/18 Bott Street, Ashgrove, a beautifully maintained two-bedroom unit that combines comfort, style, and convenience. This inviting property is perfect for those seeking a tranquil lifestyle within close proximity to all the amenities Ashgrove has to offer. Step inside to find a spacious, light-filled living area that flows seamlessly onto a large balcony, perfect for entertaining or simply enjoying a morning coffee while taking in the leafy views. The well-appointed kitchen is equipped with modern appliances, ample storage, and a breakfast bar, making it a pleasure to cook and dine at home. The master bedroom features a private ensuite and walk-in robe, providing a serene retreat at the end of the day. The second bedroom is equally comfortable, with built-in wardrobes and easy access to the main bathroom. Both bedrooms open onto the balcony, allowing for fresh breezes and natural light to fill the rooms.

Features to Fall in Love With:- Spacious open-plan living and dining area with air conditioning- Large balcony with leafy views, perfect for entertaining- Modern kitchen with ample storage and breakfast bar- Master bedroom with ensuite and walk-in robe- Second bedroom with built-in wardrobes and balcony access- Main bathroom with bathtub and separate shower- Secure garage with ample storage space- Internal laundry for added convenience- Well-maintained building with landscaped gardens- Quiet, friendly complex with a strong sense of community

Situated in the heart of Ashgrove, this unit offers unbeatable convenience. Just a short stroll away, you'll find Ashgrove's vibrant shopping precinct, cafes, and restaurants, as well as public transport options that make commuting a breeze. Enjoy the nearby parks and recreational facilities, or take a quick drive to Brisbane's CBD. This location truly has it all, offering the perfect blend of suburban tranquility and urban accessibility. Don't miss the opportunity to make this beautiful unit your own. Contact Simon Parer on 0419 644 804 today to arrange a viewing and experience the lifestyle that 11/18 Bott Street, Ashgrove has to offer.