

## Ashgrove, 141 Royal Parade

### Stunning Renovated Home in Exclusive St Johns Wood Pocket

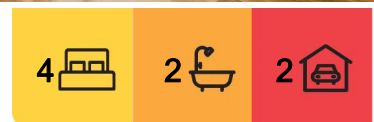
Nestled in a tranquil cul-de-sac and just across the creek from the prestigious Taylor Range Country Club, 141 Royal Parade offers the perfect blend of modern luxury and family comfort. Recently undergone a full renovation, this exceptional property is now ready to become your dream home.

#### Key Features:

- 4 Spacious Bedrooms: Featuring timber flooring and built-in robes to two rooms, offering both style and storage.
- Master Suite: Complete with a private ensuite and a generous walk-in robe, offering a peaceful retreat.
- Natural Light & Scenic Views: The fourth bedroom is bathed in natural light and overlooks the beautiful Country Club-ideal for working from home.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$1125 Per Week

**View**  
By Appointment

**Contact**  
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**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

- Entertainer's Dream Kitchen: Modern design with gas cooking, an extra-large pantry, and a large stone island/breakfast bar-perfect for family meals or entertaining guests.
- High-End Finishes: Stainless steel dishwasher and a discreet European-style laundry enhance the sleek, contemporary feel.
- Luxurious Bathroom: Enjoy the open shower and freestanding bathtub in the main bathroom-an oasis of relaxation.
- Comfort Year-Round: Ducted air conditioning throughout and ceiling fans in each bedroom.
- Expansive Yard: Perfect for fitness enthusiasts with hill-climbs and ample outdoor space for the whole family to enjoy.
- Double Garage: Plenty of space for two cars with additional storage options
- Newly added fence, arbour and pergola features
- \$1125 per week until early January 2026

#### Location Perks:

- St Johns Wood: Located in one of Ashgrove's most sought-after pockets, close to top-tier schools, Ashgrove shopping precinct, and plenty of parks and bike/walking tracks.
- Convenience: Only 8km to Brisbane's CBD, with bus stops nearby for easy commuting.
- School Catchments: Positioned within the catchment areas of Ashgrove State School and The Gap State High School, and just minutes from Marist College.

This beautifully renovated home is now available for rent and ready for you to call it your own. Flexible availability to suit your needs-don't miss the chance to secure this one-of-a-kind property!

#### Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1TMAF1H
<b>Property Type</b>	House
<b>Including</b>	Ducted Cooling Dishwasher Built-in-Robes

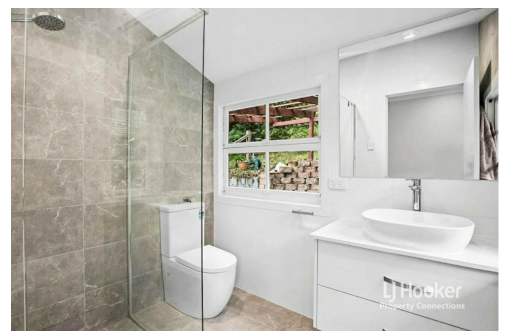
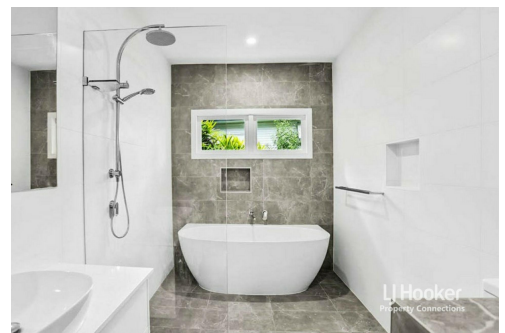
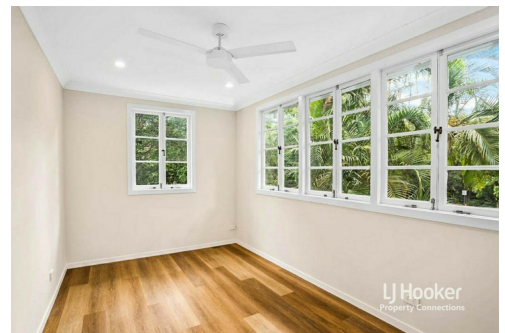
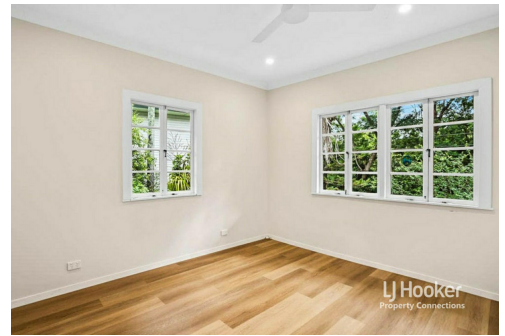
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