



1/35 Silva Street, Ascot

The Ultimate Ascot Lifestyle — Rare Ground Floor Apartment with Expansive Private Courtyard

Positioned within an exclusive boutique complex of just eight, this exceptional ground-floor apartment presents a rare opportunity to secure one of Ascot's most sought-after lifestyle addresses. Offering effortless single-level living, a generously proportioned private courtyard, and unbeatable convenience, this is the ideal home for owner-occupiers, downsizers, first-home buyers or astute investors seeking blue-chip real estate in one of Brisbane's most desirable suburbs.

With no stairs, exceptional indoor-outdoor flow, and every lifestyle amenity just a short, level stroll away, this is low-maintenance living without compromise. Opportunities like this are few and far between—act quickly to secure this outstanding Ascot address.

What You'll Love

" Perfectly positioned just moments from Racecourse Village Shopping Centre (including Woolworths), the vibrant Racecourse

2 2 1

FOR SALE

\$860,000+

VIEW

Sat 26th Sep @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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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.



Road café and dining precinct, Doomben and Eagle Farm Racecourses, Doomben Train Station and City Express bus services. Everything you need is right at your doorstep.

- Just a 10-minute drive to the Brisbane CBD, providing exceptional connectivity for work and leisure.
- Set within a beautifully maintained boutique complex of only eight apartments, offering a peaceful, private environment with a high owner-occupier ratio and affordable body corporate fees.
- Immaculately presented and recently refreshed, allowing you to move straight in or lease immediately with nothing further to do.
- A highly desirable rear ground-floor position featuring an exceptionally large, fully fenced private courtyard with convenient side access-an incredibly rare offering in this location.
- Light-filled open-plan living and dining areas seamlessly extend to the covered alfresco entertaining space and expansive courtyard, creating the perfect setting for entertaining, relaxing, gardening, or providing a secure outdoor haven for children and pets.
- Two generous bedrooms, both complete with built-in wardrobes and air conditioning for year-round comfort.
- Spacious master bedroom featuring its own private ensuite.
- Well-appointed kitchen with quality appliances, dishwasher and excellent storage, recently refreshed for immediate enjoyment.
- Stylish main bathroom complemented by a convenient internal laundry.
- Near-new ceiling fans, quality window furnishings, security screens and security doors enhance both comfort and peace of mind.
- Secure lock-up garage with an abundance of additional storage and workshop space, plus convenient visitor parking.
- Pet-friendly complex with an excellent owner-occupier ratio.

This is an exceptional opportunity to embrace one of Brisbane's most coveted inner-city lifestyles. Whether you're enjoying morning coffee at Racecourse Road, entertaining family and friends in your expansive private courtyard, or simply appreciating the convenience of this outstanding location, this home delivers the perfect combination of lifestyle, comfort and long-term value.

Properties of this calibre-particularly those offering such a substantial private outdoor space-are rarely available and highly sought after. Don't miss your opportunity to secure this premium Ascot address. Inspect today and discover why this outstanding apartment is the complete lifestyle package.

Quick Facts

- Year Built: Circa 2004
- Complex: Boutique complex of only 8 apartments
- Body Corporate Fees: Approximately \$4,219.54 per annum
- School Catchments: Hamilton State School and Aviation High

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID 3CPFF1R
Property Type Unit
Including Ensuite
Air Conditioning
Toilets (2)
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced

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Internal 55 m² | External 23 m² | Total 78 m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.