






Sold

10 Arinya Road, Ashgrove

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## WALK TO THE PARK!

Positioned in one of Ashgrove's most tightly held and family-favoured pockets, this beautifully preserved character residence combines timeless architectural charm with exceptional lifestyle convenience just moments from parkland, schools and transport.

Set proudly on a generous parcel with an impressive 20.9-metre frontage, the home immediately captures attention with its elevated street presence and classic Queensland character appeal. Inside, soaring 3.1-metre ceilings, traditional VJ walls and polished timber floors create a warm and inviting atmosphere that honours the home's heritage while providing comfortable everyday living.

At the heart of the home, generous living and dining spaces flow effortlessly toward a large covered entertainer's verandah - a private retreat framed by greenery and perfectly suited to weekend gatherings, relaxed family meals or quiet morning coffee overlooking the backyard below.

The kitchen offers excellent functionality and connection to the main living zones, while three well-proportioned bedrooms provide flexibility for families, professionals or future value-adding opportunities. The master bedroom benefits from its own ensuite, complementing the home's practical layout.

**FOR SALE**  
OPEN TO OFFERS

### AGENTS

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### AGENCY

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 **LJ Hooker**

Underneath, secure parking for two vehicles and additional storage space enhance everyday convenience, while the established yard provides room for children to play or scope to further enhance over time.

The location further elevates this opportunity. Just a short stroll to Marist College and approximately 150 metres from Dorrington Park - with direct access to the Enoggera Creek Bikeway - the home sits within easy reach of some of Ashgrove's most desirable lifestyle amenities. Nearby cafés, local shopping precincts, playgrounds and transport connections to the CBD all contribute to the enduring appeal of this blue-chip position.

Combining character charm, family functionality and an exceptional inner-north lifestyle setting, this is a rare opportunity to secure a classic Ashgrove home with immediate comfort and exciting long-term potential.

#### FEATURES:

- Traditional Ashgrove character home positioned 100 metres from Dorrington Park.
- Three-bedroom layout with two bathrooms including ensuite to the primary bedroom.
- Oversized primary bedroom providing excellent scale for a character home.
- 3.1 metre ceiling heights throughout the home.
- VJ panelled walls across the main living areas and bedrooms.
- Polished timber flooring throughout the home.
- Central living and dining areas with strong separation from the bedroom wing.
- Functional kitchen with generous bench space and storage.
- Large covered rear timber entertaining deck overlooking the backyard.
- Usable lawn area suitable for families and pets.
- Additional storage and utility space beneath the home.
- Covered car accommodation for two vehicles.
- Walking distance to Marist College Ashgrove.
- Direct access to Dorrington Park and the Enoggera Creek Bikeway.
- " Close proximity to Ashgrove retail precinct, cafés, transport options and CBD access.

Properties that present this much value are seldom found in today's market, don't hesitate to reach out to Dean & Harry for the sales report and rental appraisal today!

## MORE DETAILS

Property ID	1ET7F4N
Property Type	House
Land Area	627 m2
Including	Study Air Conditioning Balcony Deck Dishwasher Built-in-Robes Fully Fenced

### **Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd |

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