

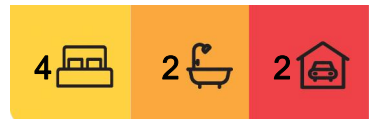
## Ashgrove, 10 Tweed Street

### QUINTISSENTIAL COTTAGE!

Positioned in a charming pocket within the hills of Ashgrove sits this immaculate college only minutes away from the heralded Marist College. Upon entering the home you are met with a timeless open planned design that is complemented by polished timber flooring throughout and an array of light fixtures that add character to the space.

The residence comprises of 4 spacious bedrooms, with the master featuring a WIR, spacious en-suite, and a split-system A/C. Two out of the remaining three bedrooms are within close proximity to the master bedroom making it an ideal space for young families.

The open plan kitchen features stainless steel appliances with a 5-burner gas cooktop, an island bench with plenty of seating and more storage than you could ever need. The main living space of the home is characterized by its built-in cabinetry that serves both functionality and style. French doors lead you out onto the home's rear timber deck, providing a tranquil outlook onto the lush backyard, perfect for entertaining guests or



**For Sale**  
OPEN TO OFFERS

**View**  
[ljhooker.com.au/1BJXF4N](http://ljhooker.com.au/1BJXF4N)

**Contact**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**



relaxing in sun after a long weekend.

#### FEATURES:

- + Polished timber flooring throughout.
- + Gourmet kitchen with stainless steel appliances, island bench and ample storage space.
- + Split-system A/C in the master bedroom and living space, with fans in the remaining bedrooms.
- + Spacious living space with built-in cabinetry and split-system A/C.
- + Airy rear covered deck overlooking the homes backyard.
- + Large master bedroom with split-system A/C, WIR, and a spacious en-suite.
- + Fretwork breezeways above the doors add a touch of class.
- + Three additional bedrooms throughout the homes, with two featuring built-in robes. With the bedroom at the rear having direct access to the deck via french doors.
- + Neat and tidy main bathroom.
- + Unique pendant lighting throughout.
- + Only a 4-minute (1.9km) drive to Marist College.
- + Situated only 300m from the Parklands and easy access to Banks St Reserve (Access via Brown Parade).

Make no mistake this property will sell! So call Dean and Harry today for the sales report and rental appraisal today!

## More About this Property

<b>Property ID</b>	1BJXF4N
<b>Property Type</b>	House
<b>Land Area</b>	486 m <sup>2</sup>

**Dean Hamilton 0400 799 447**

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**10 Tweed St,  
Ashgrove**



**FLOOR AREA SIZES**

Internal 124m<sup>2</sup> | External 28m<sup>2</sup>

Garage 50m<sup>2</sup>

**TOTAL 202m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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