



136 Ashgrove Avenue, Ashgrove

CUTE AND COSY QUEENSLANDER EMPTY & READY TO MOVE IN!!!

Combining timeless character with modern functionality, this gorgeous Queenslander offers a highly desired low-maintenance lifestyle in the heart of leafy Ashgrove. From the polished timber floors and traditional VJ walls to the expansive entertainer's deck and sparkling inground pool, every element of this home has been designed for comfort and effortless style.

The upper level features a light-filled open-plan living area that flows seamlessly through French doors to a massive undercover deck. Overlooking the lush neighbourhood and the pool area, complete with its own tropical Bali Hut, this is the ultimate setting for weekend BBQs or quiet afternoon drinks. The designer kitchen is a chef's delight, boasting stone benchtops, a gas Blanco cooktop, and high-end stainless-steel appliances.

Downstairs, the home transitions into a versatile modern retreat with polished concrete flooring. A large, air-conditioned media room comes equipped with a brand-new 60-inch LCD screen and sound system, while an additional oversized bedroom with a sleek ensuite provides the perfect space for guests, teenagers, or a quiet home office.

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FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
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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.

 **LJ Hooker**

Key Features:

Character-filled Queenslander with a blend of traditional charm and modern finishes
4 spacious bedrooms (3 upstairs with built-ins, 1 downstairs with ensuite)
2 modern bathrooms including a private lower-level ensuite
Open-plan living and dining with air-conditioning and polished timber floors
Gourmet kitchen with stone benchtops, gas cooking, dishwasher, and stainless fridge
Huge undercover entertaining deck with elevated leafy views
Inground swimming pool with a tropical Bali Hut (monthly pool servicing included)
Large, air-conditioned media room downstairs
Internal stairs connecting both levels for easy family flow
• maintenance polished concrete flooring on the lower level
Secure garage plus additional off-street parking
Solar power system installed for energy efficiency

Location & Lifestyle:

Prime Ashgrove position just 4km from the Brisbane CBD
Walking distance to high-frequency buses, local shops, and vibrant cafés
Moments from prestigious schools and beautiful parklands
Easy access to restaurants and essential amenities

This home offers a rare opportunity for families or professionals to secure a sophisticated, low-maintenance lifestyle in one of Brisbane's most sought-after suburbs. With everything from the media room to the pool maintenance taken care of, you can simply move in and enjoy. Contact us today to arrange your inspection.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

| | |
|---------------|--------|
| Property ID | NUJ0C |
| Property Type | House |
| Land Area | 400 m2 |

David Brown 0432 010 020

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136 Ashgrove Ave, Ashgrove

BED 4 BATH 2 CAR 3

Internal: 194 m² | External: 54 m² | Approx Total: 248 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

