






14 Broadbent Street, Ashgrove

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Monterey: A Forever Home from Activates Construction.

Perfectly positioned within the Marist College precinct, this new home from Activates Construction requires only one vital element: a family to call it home in time for Christmas.

It is easy to imagine not only the next Christmas lunch, New Years Eve and day, Easter long weekend, or birthday here, but those for many years to come. Design is here married with luxurious finishes to create a family-oriented home of stunning quality.

The facade is the first impression that begins to define the home. Sitting proudly at the crest of the street on a fully retained 607sqm block, the front yard accomplishes two goals: creating separation from your neighbours and a secondary outdoor space to enjoy. The backyard continues this sense of a lush outdoor haven. Established foliage frames this space, completed by a large mineral pool and tiled pool area.

The heart of the home, that place where you and your family will create those memories, is the primary downstairs living area which these outdoor spaces frame. The eye is quietly drawn around this room to multiple touchpoints. Immediately, the cathedral ceilings, at 3.1m in height, engage the senses and create a soaring space. The

FOR SALE
OFFERS OVER \$3,249,000

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 **LJ Hooker**

texture of the soft, linen curtains filter and diffuse Brisbane's light - crafting a homely scene. The multiple windows open out onto green gardens or the soft aqua-blue of the pool and it's tiled surfaces - light and air and space again being enhanced. The island bench in the kitchen is replete with a stone top which mirrors the stone in the splashback. The Travertine pendant lighting over the island is finished with ceramic stone coverings - echoing the stone it hangs above. Each piece functions as part of the larger whole, crafting a picture of warm and bespoke homeliness without overwhelming.

The special touches in this home are what differentiates it, with each opened door and turned gaze revealing another detail designed to enhance and complement your lifestyle. The glass-doored wine store, the cathedral ceilings, the sheer curtains, the additional workshop/home gym space in the garage, or the multiple points of family-oriented storage throughout the home. Each bathroom is given it's own unique flavour with a different vanity or configuration.

The main suite is where you will cherish relaxation time. A large space with multiple possible configurations, the walk-in wardrobe and ensuite complete this wing of the home.

Features include but certainly not limited to:

- Fully fenced and retained 607sqm block.
- Awesome street presence and elevated position.
- Boutique window furnishings throughout create dappled light and a homely feeling.
- Glass-doored wine store.
- Outstanding cathedral ceilings through the main living area and alfresco.
- Lush front yard separates the home from your neighbours.
- Wide entryway is the perfect greeting space.
- Rumpus room with built-in wardrobe and sheer curtain
- Butler's pantry and sink lead to laundry.
- Large island bench with stone top and VJ base-panelling.
- Stone splashback.
- Stone pendant lighting stylistically ties the space together.
- Double oven, induction cooktop, integrated dishwashers & fridge freezer
- Vaulted 3.1m ceilings through the primary living area and primary alfresco.
- 2.74m high ceilings through the rest of the home.
- Large mineral pool and pool area.
- Primary alfresco complete with built-in BBQ area.
- Downstairs bedroom with built-in wardrobe, sheer curtain and Juliette patio - perfect morning coffee spot overlooking your elevated front yard.
- Sheer curtains, linen cupboard, and elevated views from the second living area upstairs.
- Elevated views through upstairs rooms: overlooking the inner-north to the Paddington water tower.
- Double garage with epoxy floor, workshop space, and additional storage.
- Mudroom off the garage adjoining laundry.
- Large laundry with storage and access to external drying area.
- Epoxy garage floor.
- Retained and established gardens frame the home.
- All bedrooms have built-in wardrobes.
- Window furnishings throughout.
- Large main bathroom with linen cupboard, spacious vanity, separate toilet, and separate bath and shower.
- More storage in upstairs hallway.
- Built-in study overlooking street - perfect WFH space.
- Large main bedroom suite with flexible configurations, east-facing Juliette balcony, sheer curtains, window furnishings.

- Large walk-in wardrobe with shelving, drawers, and hanging space.
- Ensuite with curved mirrors, stylish fluted sinks, floating vanity, and shower shelf with double showers.
- 6.6kW solar system.

The combination of luxurious finishes, diffused light, and coastal-inspired ambience evokes this home's Californian namesake. Contact Dean and Simon to see how you can call this house your home.

MORE DETAILS

Property ID	1E2QF4N
Property Type	House
House Size	380 m2
Land Area	607 m2
Including	Air Conditioning Alarm Pool Dishwasher Outdoor Entertaining Built-in-Robes

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd |
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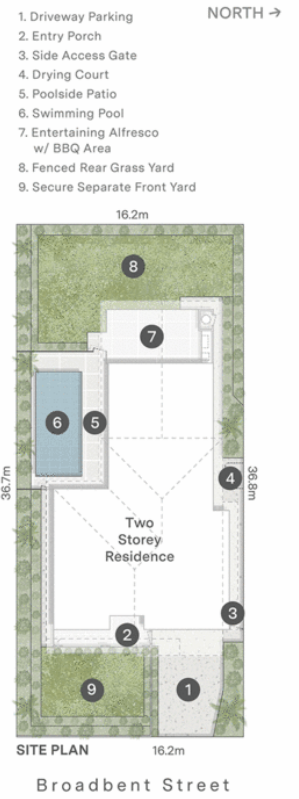
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14 Broadbent Street Ashgrove

Internal 332m² | Alfresco, Balcony & Porch 48m²

- 607m² Land Size
- 2 Car + Off-Street
- 6 Bed + Study Nook
- 3 Bath + Powder

Total 380m²

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