# 195 WATERWORKS ROAD, ASHGROVE, QLD, 4060









# SOLD

## TRADITIONAL CHARM AND CONTEMPORARY STYLE

Conveniently positioned in the thriving suburb of Ashgrove, this substantial residence has been intelligently updated so that your immediate enjoyment is assured. Defined by an impressive fusion of traditional charm and contemporary style, this simply delightful abode presents a seamless flow throughout, high ceilings, and polished bamboo floors to accentuate individual character throughout.

Open plan living and dining spaces are imbued with a stylish ambience and an abundance of glorious natural light, while an immaculate well-equipped kitchen boasts quality appliances, stone bench tops, sleek cabinetry and a breakfast bar that provides a great casual alternative at mealtimes. On trend stacker door open and effortlessly transition from the living and dining area into a decked entertainment alfresco that provides a great extension to your everyday living as well as a fantastic space to entertain family and friends all year round.

Accommodation comprises of four generous sized bedrooms, three upstairs and the fourth downstairs with additional living area offers excellent separation ensuring family harmony. This would be ideal to utilize for dual living, should the need arise. The upper is serviced by a light filled bathroom, while a second bathroom on the lower level servicing the forth bedroom.

Additional features include a large 6kw Solar System, air-conditioning throughout, a huge amount of secure storage underneath, separate laundry with private undercover drying space, low maintenance gardens, and garage accommodation for one vehicle as well as an additional carport. The property has been renovated internally and freshly painted for your instant enjoyment.

A totally unexpected find, this classic abode has undergone a partial renovation several years ago with a new kitchen, bathrooms, laundry and rumpus room, plus a structural extension of the home with a rear covered deck. Partially renovated with the big items the opportunity waits for the next savvy investor to come in and make it their own!

With its close proximity to the CBD, nearby to a selection of sought-after schools, positioned so close to transport and Ashgrove shopping precinct, you are certainly going to enjoy your new Ashgrove lifestyle or the new addition to your investment portfolio. Your inspection is highly

## 4 BED | 2 BATH | 2 CAR

PRICE:
$740,000

OPEN FOR INSPECTION:
N/A



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# 195 Waterworks Road, Ashgrove

APPROX INTERNAL AREA: 210.76m²
APPROX EXTERNAL AREA: 211.35m²
APPROX TOTAL AREA: 422.11m²




## FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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