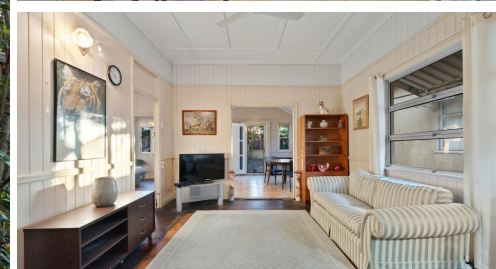


95 WATERWORKS ROAD, ASHGROVE, QLD, 4060



**SOLD**

## EXCELLENT POTENTIAL FOR FIRST HOME BUYER OR INVESTOR

Brimming with character and potential, this 1930's workers cottage is perfect for the first home buyer, young family or budding investor. Offering great buying in an enviable location, nearby to Woolcock Park and playground, the Bronco's Club, park and dog park, and a mere 8 minute drive to the CBD.

Featuring two bedrooms, the home boasts both a front sunroom and back sleepout, increasing the living space and bringing great future possibilities for design or refurbishment, or even a child's bedroom or playroom. The main living area flows through from the dining and kitchen, through to the front sunroom, and offers raw timber floors and high ceilings.

Large established trees pepper the grassed area of the backyard offering shade and privacy, and underneath the highest home offers a huge amount of storage space.

Located within the Ithaca Creek State School and the highly sought-after Kelvin Grove State College catchment areas, the home also boasts easy access to Woolworths Ashgrove, Red Hill dining and cafes, late night pharmacy, and a short drive to Kelvin Grove QUT.

Consider the features:

- Two bedrooms
- Two off street car spaces
- Ceiling fans to main bedroom and living room
- Sunroom and sleepout in addition to the living and dining areas
- Large kitchen with loads of potential
- Shaded grassed area in the back yard
- Heaps of storage underneath
- 430 square meter block
- 20m walk to city-bound bus stop
- 5 mins or less to Ithaca State School, Kelvin Grove State College, and Red Hill Special School

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$640,000**

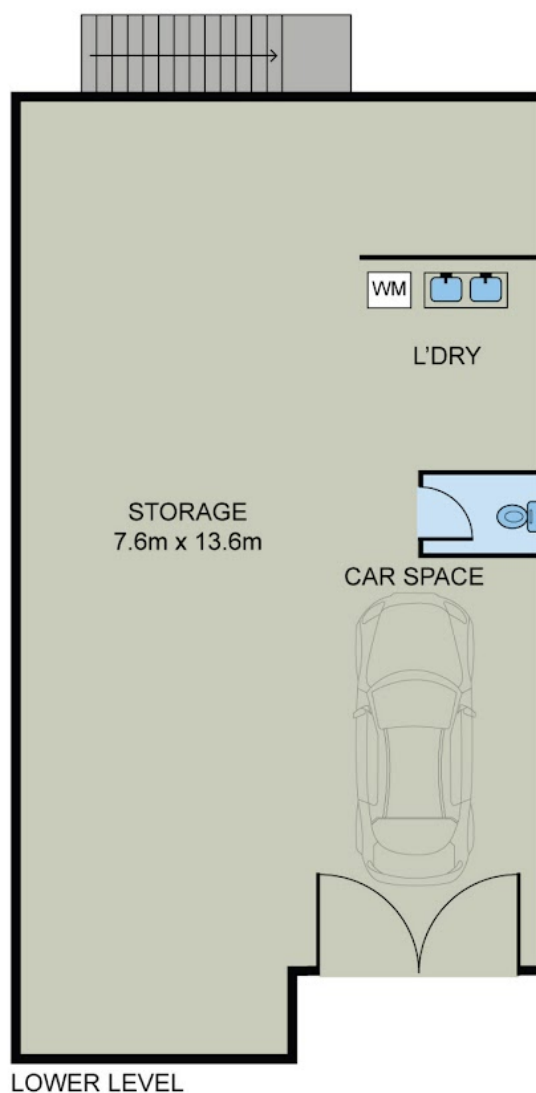
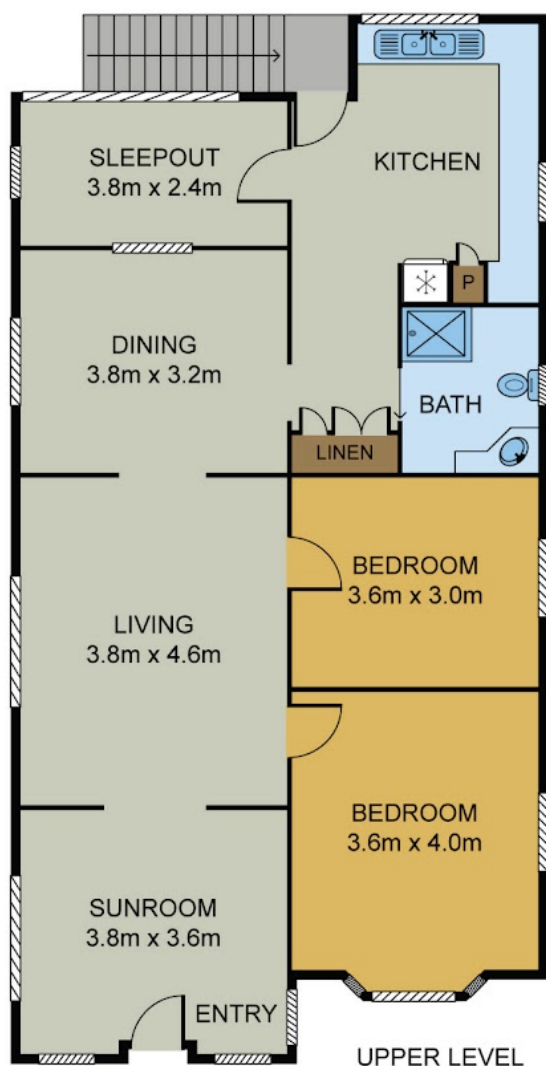
**OPEN FOR INSPECTION:**  
**N/A**



**Ziggy Bale**  
**0438782882**  
ziggybale@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 95 Waterworks Road, Ashgrove

Upper Level	101.12 m <sup>2</sup>
Lower Level	99.04 m <sup>2</sup>
Total Area	200.16 m <sup>2</sup>



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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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.

