

79 Lindsay St, Ashgrove, QLD, 4060

Place. **P**

House For Sale

Friday, 15 November 2024

79 Lindsay St, Ashgrove, QLD, 4060

Bedrooms: 3

Bathrooms: 1

Type: House



Simon Wheelans
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ENTRY LEVEL ASHGROVIAN - POST WAR ON 455M2

Surrounded by parks, walkways and public transport, this charming family home is conveniently located within one of Ashgrove's most desired streets. Just minutes to multiple shopping facilities, some of Brisbane's best private and public schools and within 5km of the CBD.

This is a fantastic investment opportunity to get into this sought-after, blue-chip, family friendly suburb, and capitalise on the continued strength of the market.

Very liveable as is, move in straight away, rent out while planning a future renovation or knock down and rebuild a brand-new home (STCA). Architectural plans available on request.

FEATURES INCLUDE

- Generous fully fenced, level yard with access on both sides of the property. Plenty of capacity for off-street parking and lawn for kids to play.
- Oakleigh State School and Kelvin Grove State College School Catchment.
- Timber flooring throughout the family room and adjoining kitchen, bi-fold doors seamlessly connect the indoor and outdoor living spaces.
- Huge entertaining deck with northeast aspect, blinds offer privacy and all-weather living.
- Functional modern kitchen with stone benchtops, bench seating, dishwasher and gas cooking.
- VJs, decorative cornices, and timber floors.
- Three generously sized bedrooms, each with ceiling fans, two with air-conditioning.
- Modern bathroom with terrazzo flooring, bathtub and shower.
- Downstairs laundry with second toilet.
- Solar panels – 6kw.
- 10,000L water tank.
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Wide Street Frontage

- Security windows throughout.

LOCATION FEATURES

- 130m to Banks Street Reserve's access to walking and cycling tracks leading to the Royal Brisbane Hospital, Roma St Parkland, CBD, South Bank and QUT.
- 700m to Ashgrove Village's restaurants, cafes and shopping
- 8 minute walk to bus stop taking you to the CBD
- 1.3km to Newmarket Village and Reading Cinema

Close proximity to quality private and state schools such as Marist College, Mount St Michael's College, Mater Dei Primary School, St Finbarr's Primary School and falls within the Oakleigh State Primary School and Kelvin Grove State College catchments.