

1/32 Ashby St, Fairfield, QLD 4103

Sold - 31/08/2023

House 4 2 2



SOLD BY JANE ELVIN

PROPERTY INFORMATION:

Body Corporate Fees: \$612.50/qtr

Sinking Fund Balance: \$4,963.43

Brisbane City Council rates: \$575.85/qtr

Open for Inspection

By Appointment.

1/32 Ashby St is located within the heart of Fairfield in a rare, boutique complex of only 3 townhouses within walking distance to every convenience imaginable. Number 1 is freestanding home and sits on a north facing 346sqm allotment at the back of the complex. The property is currently tenanted until October 2023 for \$680 per week.

The upper level is where the main living is located, north facing to capture the natural breezes and light flow. The well-appointed kitchen features stylish stainless-steel appliances, gas cook-top, dishwasher, eat in meals, breakfast bench and plenty of cupboard and bench space. The spacious dining and living areas provide great space for the oversized furniture and connect through to the upper balcony, a great place to entertain or unwind. Down the hall you will find a walk-in storeroom, which could make a great wine room plus there is more built-in storage.

The main bedroom is located on the upper level and consists of a walk-in robe and ensuite and connects to the front balcony via a sliding door. Complete this level with a powder room, perfect for guests.

Ascend the internal stairs to find a further 2 bedrooms, plus a second living room that could be utilised as a 4th bedroom if required. The downstairs bedrooms all feature built-in-wardrobes and feature exposed brick walls and are serviced by the main bathroom with a separate toilet. A covered outdoor terrace sits privately at the rear of the home and is the perfect place to relax while the kids play in the grassy back yard.

Many will love the outdoor space this home has on offer, while others will be drawn to the rare, side by side garage with internal access and fabulous storage. Perfect for families offering an oversized floorplan; a great investment close to every convenience imaginable; or ideal for the downsizer with room for the camper trailer.

Located within 5km to the CBD and walking distance to the updated Fairfield Gardens Shopping Centre with Aldi, Coles, coffee shops & restaurants, recently upgraded train station, and bus; only a bike ride to the Green Bridge connecting you to the University of Queensland; minutes to hospitals, universities, Private Schools and the Old Tannery Centre, this property is ready for someone to make their next home or investment.

Listed By

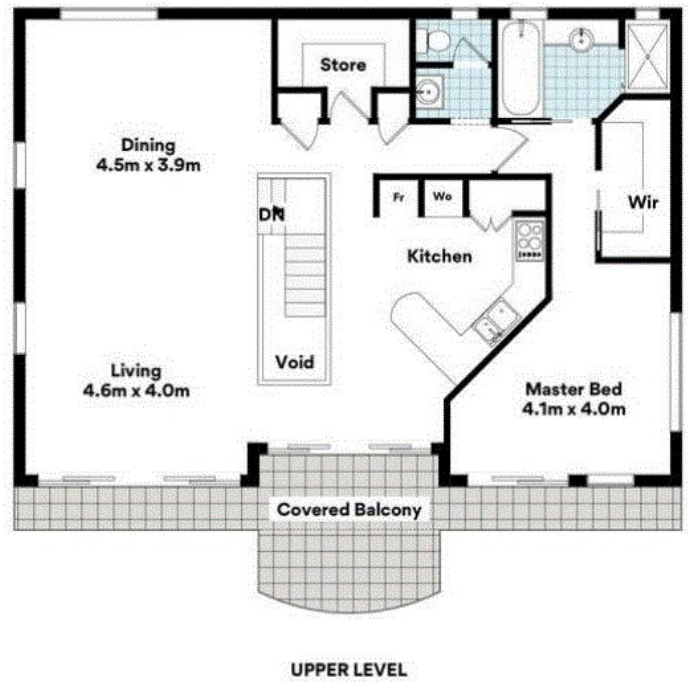
Jane Elvin

The Office

Phone: (07) 3848 7369



Floorplan



1/32 Ashby St, Fairfield

FLOOR AREA SIZES

Internal 189m² | External 41m² | Garage 40m² | **TOTAL 270m²**