

SOLD

47 Ascot Way, Little Mountain



## Acreage Living Minutes to Beaches

Auction Location: Onsite

This exceptional property is truly dressed to impress; tucked well away from the road on its fully fenced, fully useable 4032m<sup>2</sup> block with a tree-lined circular driveway leading to a porte cochère and grand foyer with soaring ceilings and water feature - everything about this home feels spacious, elegant, and classy.

Across essentially a single level with an exclusive master retreat on an upper/mezzanine level with its own private balcony; the home comprises four bedrooms, three bathrooms plus powder room, office, study nook, three separate living areas plus dining, large central kitchen with servery to alfresco and walk-in pantry, covered terrace overlooking inground pool, separate laundry, and double lock-up garage with open-through access.

 4  3  5  

4,032 m<sup>2</sup>

**Price** SOLD for  
\$1,900,000

**Property Type** Residential

**Property ID** 2830

**Land Area** 4,032 m<sup>2</sup>

**Floor Area** 371 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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The floor plan facilitates good separation with the upper master retreat, multiple living zones, an ensuited guest bedroom at entry, and the southern wing with remaining bedrooms and main bathroom, can be closed off. It is a superb family home in design and size, offering an excellent blend of privacy and communal space to gather together.

Cathedral ceilings with exposed timber beams, internal brick feature walls, floor to ceiling windows, split system air-conditioning throughout, easy-care tiled flooring, his and hers walk-in wardrobe in master, walk-in robes in two of the other bedrooms, stone benches in kitchen and laundry, Smeg appliances including integrated dishwasher, ceiling fans, luxury standalone bath tub in fully tiled main bathroom, and 10kW solar power, are among the home's suite of features.

Infrastructure on the property includes brand new boundary fencing, solar powered security gate, shade-sail structure for parking a boat/caravan/RV, powered 5.1x5.4m lock-up shed, poolside pavilion, and a 10,000-litre rainwater tank that supplies the automatic lawn sprinklers. There's also a dedicated firepit area and masses of grassy, flat lawn space for children and pets to play.

Current owners have tastefully and comprehensively renovated the property to the highest standard, retaining some of its original charm whilst modernising, boosting value and functionality. There is no immediate money needing to be spent, it is move-in ready to live-in and love!

Located in a dress circle acreage belt just a short walk to Little Mountain Common, dog park, and basketball court; 5-10 minutes to local schools, 10 minutes to beaches and the CBD, 12 minutes to major hospitals, and one hour to Brisbane International Airport, all the essentials and the fun stuff is easy to access.

Owners have purchased elsewhere so have genuine motivation to secure a sale on or before Auction. Buy today and you can be

celebrating Christmas 2024 poolside with your loved ones and toasting the good life!

- Supersized family home on fully useable, fenced 4032m2
- Tastefully and comprehensively renovated throughout
- 4 bedrooms, 3.5 bathrooms, multiple living zones, office
- Central kitchen with stone benches & Smeg appliances
- Private alfresco entertaining overlooking inground pool
- DLUG with drive-thru access + shade-sail boat parking
- Powered 5.1x5.4m shed, poolside pavilion, firepit area
- 10kW solar power system plus 10,000-litre rainwater tank
- Impeccably presented & maintained, exceptional quality
- Walk to local parks including dog park, 10 mins to beaches
- Owners have purchased elsewhere, outstanding value!

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