

LEASED

34 High Street, Ashgrove



## TRANQUIL FAMILY LIVING IN ASHGROVE OASIS!

Welcome to your new home nestled in the heart of one of Ashgroves most sought-after neighbourhoods! This beautifully renovated family home offers an open plan layout, perfect for comfortable family living. Situated just 6km from the CBD and a stone's throw away from Bank Street Reserve and expansive parklands, this property boasts both convenience and tranquillity.

Upon stepping into the home, you'll be greeted by an expansive, open plan living and dining area adorned with high ceilings and exquisite timber flooring throughout. The light-filled kitchen, dining, and living spaces effortlessly flow out onto a spacious undercover deck, overlooking the private backyard and offering a picturesque leafy vista, creating a haven of privacy and serenity.

You'll discover three generously sized bedrooms and two

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**Price** \$950.00 per Week

**Property Type** Rental

**Property ID** 2610

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

**code**  
PROPERTY GROUP

bathrooms, catering perfectly to families seeking all their living spaces on one level. The master bedroom features a walk-in wardrobe and a luxurious private ensuite adorned with floor-to-ceiling tiles. The remaining bedrooms offer ample space, with one boasting custom built-in wardrobes.

This home also comes with modern comforts including fully ducted and zoned Daikin air-conditioning throughout, ceiling fans in the living area and bedrooms, plantation shutters, VJ panelling on feature walls, a combination of fly screens and Crime Safe throughout, and frosted louvers in the living area.

Located in the highly regarded suburb of Ashgrove, merely 6 kilometres from the city centre, this residence is ideal for established professionals and families alike. It falls within the sought-after Oakleigh State School catchment zone and is in close proximity to numerous other excellent schools. With easy access to Kelvin Grove Road via Banks St and short drives to major tunnel networks including the ICB, Clem 7, Legacy Way, and Airport Link, convenience is at your doorstep.

Don't miss the opportunity to make this meticulously renovated family home yours, where comfort, convenience, and tranquillity converge seamlessly.

Features the code crew love:

Beautifully renovated family home in sought-after Ashgrove neighbourhood

Open plan layout perfect for family living

Conveniently located just 6km from the CBD

Walking distance to Bank Street Reserve and acres of parklands

Expansive undercover deck overlooking private backyard

Three generously sized bedrooms and two bathrooms on upper level

Modern kitchen with high-end Bosch appliances and walk-in pantry

Master bedroom with walk-in wardrobe and private ensuite

Fully ducted and zoned Daikin air-conditioning throughout  
Ceiling fans in living area and bedrooms  
Additional features include plantation shutters, VJ paneling, and  
Crime Safe screens  
Within Oakleigh State School catchment zone and close to other  
excellent schools  
Easy access to major tunnel networks for convenient commuting

#### HOW TO INSPECT THIS HOME

Click Book Inspection

Follow the prompts If there are no inspections available or the  
available inspection time slots are not suitable, please enquire  
below as more inspection times may be available in the coming  
week. Code Property Group accept applications prior to you  
inspecting the property.

#### HOW TO APPLY FOR THIS HOME:

Please head to the CODE Property Group website

Find the property of interest to you

Click the "APPLY NOW" button

Please fill in where indicated and follow the prompts

Please note anyone over the age of 18 that will be residing in the  
property, will be required to complete an application.

#### TO APPLY VIA VIRTUAL OPEN HOME:

Click and view the Video Tour above If you cannot locate a video  
walk through, do not stress there is one on its way!

PLEASE NOTE, if you are applying for the property sight unseen,  
please read the terms and conditions in your tenancy  
application.

This property is suitable for SMALL outdoor pets only

Available date: 4th of April 2024

Preferred lease term: 12 Months

**\*\*Tenants pay 100% of power\*\***

**\*\*Tenants to maintain gardens and grounds\*\***

**\*\*Property is water compliant tenants will be charged for all water consumption\*\***

**\*\*Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying\*\***

## Inspections

**\*\*Booking an open home is essential, please view our website at [http://www.codepg.com.au \*\*](http://www.codepg.com.au "| ") \*\*-**

**Click on Rentals - Click on the property you would like to view and 'Book Inspections'. Please ensure you register your details\*\***

**OR**

**\*\*Private inspections available upon request\*\***

DISCLAIMER: The information regarding this property has been obtained directly from the owner, as such, Code Property Group does not guarantee or warrant the accuracy of such information. Interested parties should conduct independent research and due diligence to verify the accuracy of the information provided. Code Property Group takes no responsibility for any errors or omissions and cannot be held accountable for any loss or damages incurred by any party as a result of the information provided.

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