

# Brisbane: Ascot



## Home Buyer

### **This home was new and never lived in**

I will try to explain how fantastic this house was but as the buyers had specific needs and there was no properties in the area that had everything we were looking for and instead of our buyers just having to settle on a house that nearly worked for them, we had the contract conditions to include approx \$80,000 worth of changes done prior to settlement at the seller own expense.

This 3 level home with 4 bedrooms plus study, 3 bathroom and 2 power rooms, main kitchen with a second kitchen on the lower level for the entertaining area near the pool, home theatre room, 4 living areas, dining area, ducted air, 2 dish washers, vacuum maid, Laundry, drying deck, 2 huge balcony's for entertaining, a stair case that was a feature in the house along with a lift.

What more could you want or need well this is what we had added

On the top floor the living areas made into the main bedroom with its own private balcony that was huge (see picture above), a walk around robe built. The main bedroom converted to a child's room (new wall put in place, carpet removed and replaced the same timber flooring, new lighting put in place and a built-in robe). All the paving near the pool removed and turf laid and a new garden planted.

Land size: 405sqm

**First Advertised for offer over \$2,100,000**

**The property next door was similar and was built by the same builder sold for \$2,120,000 approximately 4 months earlier without a Buyers Agent  
Our client with a Buyers Agent paid under \$1,900,000 with all the changes.**

**A very happy client**