

**11 Allambic Street, The Gap, Qld 4061**

Solutions

**Sold House**

Thursday, 17 August 2023

11 Allambic Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Carmen Briggs

## Contact agent

Brilliantly positioned in a cul-de-sac street just a short stroll from multiple primary schools, this is a home that has superb versatility! Spaced over a flexible layout with the opportunity to add value, there is a wonderful outlook and a great backyard for children and pets. With the home backing onto green space Features Include:- Open-plan living, dining and family room with air-conditioning, timber floors and wood burning fireplace- Split-System airconditioning to the central living zone- Galley style kitchen offering great storage, workspace and wrap-around bench- Covered rear deck with elevated outlook plus welcoming front deck- Huge, paved outdoor alfresco area, established backyard- Outdoor spa pool set amongst the established backyard- Three bedrooms on upper level- Family-appointed bathroom upstairs- Three multi-purpose rooms downstairs, kitchenette, ideal scope for dual living- Second bathroom- Multiple storage rooms of varying sizes- Separate laundry- Plent of spacefor chooks and market gardens- Off-street parking for two vehicles- Versatile layout in walking distance to sought after primary schools and The Gap State High- Cul-de-sac street and large backyardGlorious timber floors and a wood-burning fireplace bring classic warmth to a flowing upper level; sitting, dining and living all framed by large glass windows and enjoying superb natural light. The kitchen anchors the living zones perfectly and offers fantastic storage, gas cooking and wrap-around bench space.The welcoming front deck provides the perfect covered zone for a morning coffee whilst at the rear, a large covered deck overlooks a scenery of lush leafy greenery and the expansive backyard. Set amongst the lush gardens is a glorious spa pool, the perfect spot to enjoy the end of your day. There is further space to host family and friends within the sun-kissed alfresco area, nestled amongst established gardens whilst the backyard offers plenty of space for children to play! There are three bedrooms on the upper level centered around a family-appointed bathroom, providing a separate bath and shower along with an excellent opportunity to upgrade when desired. Downstairs, flexibility reigns supreme with a myriad of options to utilise numerous spaces to your requirements. Three multi-purpose rooms each have internal and external access with a second full sized bathroom also on the lower level. Together with the kitchenette, there is tremendous opportunity to create dual-living catering the young adult or multiple generations. In addition, there are three large storage rooms, separate laundry and off-street parking for two vehicles.The location is superb for those seeking easy living with The Gap State School, St Peter Chanel Catholic Primary School and The Gap State High a short stroll away. There are numerous sporting, shopping and dining facilities close by with great access to public transport. Start ticking the list and packing the boxes! Carmen makes buying real estate simple, easy and stress free, so call Carmen today!