

12 Marral Street, The Gap, Qld 4061

Solutions

Sold House

Wednesday, 8 November 2023

12 Marral Street, The Gap, Qld 4061

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 716 m2

Type: House



Ben Knight

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Contact agent

Beautifully maintained and benefitting from contemporary upgrades, this inviting residence is a wonderful private retreat for families. Set on an elevated 716m² block, there are lush leafy views to enjoy as well as a quiet position within walking distance to quality schools and shopping! Buy and move in before Christmas! Contact Ben Knight today to find out more!

- Leafy and private location with pristine home
- Walking distance to excellent schools, shopping, bus and parkland
- Open-plan living and dining with large windows, split-level layout and air-conditioning
- Well-appointed kitchen including good storage and stainless dishwasher
- Charming front deck flowing from living and dining zone
- Large covered deck overlooking private, lush backyard
- Fenced backyard with tranquil garden gazebo, screened veggie patch and chicken coop
- Three bedrooms with good sizing; two including deck access
- Upgraded bathroom with floor to ceiling tiling and dual vanities
- Flexible lower level with built-in laundry and utility zone and separate utility room
- Huge under house storage zone with courtyard access
- Undercover gym area with scope to return to dual garage configuration to accommodate two vehicles

716m² block Large glass windows and an airy split-level layout amplify the space and natural light throughout open-plan living and dining whilst gleaming timber floors, air-conditioning and built-in cabinetry cement the quality throughout. There is a beautiful front verandah perfect for enjoying a morning coffee whilst the nearby kitchen handles further catering demand with good storage, stainless dishwasher and wrap-around bench space. Capitalising on a private position, a huge deck at the rear is adorned with festoon lights and covered to ensure all-weather entertaining is easy. You can step down directly to the large backyard, framed with mature greenery and including plenty of space for kids to play alongside a tranquil garden gazebo, veggie gardens and chicken coop enclosure. Three bedrooms upstairs each have good sizing with two enjoying direct deck access. They are impeccably serviced by a stylishly upgraded bathroom boasting floor to ceiling tiling and dual vanities. Ideal for a range of versatile uses, the lower level of the house has also benefitted from a pristine presentation and offers a separate utility room, large laundry with built-in cabinetry and utility zone, huge under house storage area with courtyard and single garage. The undercover gym area has scope to return to dual garage configuration to accommodate two vehicles if required

Nestled in a picture perfect family community, this location embraces easy living with parkland and bus at your door as well as local shopping, dining and schooling all within walking distance! Just a fifteen minute commute to the CBD and surrounds, this is the ideal blend of private retreat and lifestyle convenience! Location Snapshot:

- 120m parkland
- 180m bus stop
- 350m The Gap State High School
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- 400m local shopping and dining