

12 Woodbine Street, The Gap, Qld 4061

LOYLE

House For Sale

Wednesday, 17 January 2024

12 Woodbine Street, The Gap, Qld 4061

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 2363 m2

Type: House



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Auction

NESTLED IN AN elevated and private position just beyond the southern tip of the D'Aguiar National Park, this exquisite family residence welcomes refreshing breezes, an abundance of natural light and scenic green vistas. A sense of serenity imbues the home, with a picturesque and private surrounding landscape existing to create a tranquil backdrop for cherished family memories. CONCEALED BEYOND AN unpretentious street front beholds a slice of suburban history. 12 Woodbine Street embodies the quaint charm of its original farmhouse design, a sublime home that captures the essence of an iconic era while offering all the luxuries of contemporary family living in a peaceful locale. Designed and owned originally by an architect and renovated with the modern family in mind, this home offers generous living spaces and a private deck, complete with manicured gardens, perfect for year-round entertaining. WITH ENDURING MID-CENTURY farmhouse aesthetic and character at its core, the renovation carefully preserved architectural features including the entry leadlight windows, brushbox and jarrah timber floorboards and oak window and door frames. Other notable characteristics include feature panelling to corridor and master bedroom walls, stunning granite benchtops to the kitchen and sensational skylights to the open plan living area, bathing the home in natural light. ACCOMMODATION IS COMPRISED OF five bedrooms in the main house, the master suite with walk-in-robe and ensuite. The other bedrooms share two more generous family bathrooms, each flanking the central living space. The additional detached studio offers a private retreat with views to the landscaped courtyard. The generous floor plan, including a separate ensuite, provides endless possibilities for guests, extended family, teenagers or even a home office opportunity. PROPERTY FEATURES* Sleek and integrated kitchen with granite benchtops and quality Miele appliances* Over 2,300sqm of land with 5 water tanks connected to automated irrigation system* Entertainer's deck with an outdoor servery area overlooking a lush green vista* Two car garage with attached studio including ensuite and ample space for home office or retreat for teenagers or long term guests* Abundant natural light and cross-ventilation throughout* Solar hot water and 1.5kW solar power system * Beautiful timber floors throughout* All bedrooms in the main residence offer security screens* Ample storage including two linen cupboards, plus large seasonal storage and under house options with workbenches* Master suite with access to private open air deck, walk in robe and ensuite* Four additional bedrooms to the main house, each with split system air-conditioning and built in robes THOSE WITH CHILDREN will appreciate the wonderful school catchments, including The Gap State School and The Gap High School both within walking distance. In addition, you'll find Ashgrove Golf Club, Taylor Range Country Club, Corra-Mulling playground and dog park, popular restaurants, major supermarkets, as well as several childcare, gyms and medical centres just minutes away. Public transport is a stone's throw from your doorstep, dropping you to the centre of the CBD in under 25 minutes via the express 385 bus route. ACTIVE FAMILIES WILL love the easy access to mountain bike and walking trails - and with only a short drive to the Enoggera Reservoir, you can enjoy a swim or kayak in a beautiful bushland setting. Whether you're entertaining guests, accommodating extended family, or seeking a peaceful retreat surrounded by birdsong, 12 Woodbine Street offers a lifestyle of unparalleled comfort, flexibility and serenity. THIS TRULY IS a home to be experienced. Please reach out to the sales agents here at Loyle and we can provide you with more in depth information and guide you on how to prepare for Auction day or making an offer before. DISCLAIMER: The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Loyle is provided as a convenience to clients.