

**13 Malgoa Street, The Gap, Qld 4061**

**LOYLE**

**House For Sale**

Monday, 17 June 2024

13 Malgoa Street, The Gap, Qld 4061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 660 m2**

**Type: House**



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## Auction

The façade is unassuming; you will appreciate the amazing street appeal and rare, FLAT space for all the cars and toys straight away. However, it is what is behind the front door that will surprise! Beyond the stained glass entrance it is all about light, space and adaptability. Spilling over two levels, this enormous home allows you to keep the whole family happy on space, while also accommodating your working needs with an additional office, should this be your needs. Upstairs, the open plan kitchen, living and dining areas are modern and spacious, spilling out to a magnificent entertainer's deck where you can enjoy the breezes this tree-lined suburb is known for. With thanks to the front balcony and expansive rear deck, year-round breezes and ventilation is well considered. As you head down the hallway, three generous bedrooms make up the sleeping quarters of the home, along with the large family bathroom. Each bedroom contains sizeable built in robes and gorgeous timber floorboards. There is no shortage on storage with separate linen cupboards to fill and that's before we even head downstairs! On the ground level, an additional bedroom and living area, both airconditioned and benefiting from another modern bathroom. This space would be perfect for a private guest bedroom, teenager's retreat or home office separate from the main hub of the home. As much as we love inside living, South East Queensland is renowned for the love of outdoors - and you'll never be bored here! The enormous pool has the kids entertained for hours on end, and lots of yard at this 660sqm property for extra activities and the family pet too!

**QUICK FEATURES\*** 4 good sized bedrooms, all with air conditioning and 3 with built-in wardrobes.\* Stunning kitchen with island bench, dishwasher and plenty of storage.\* Air-conditioned, open plan living area flowing from front balcony to the rear deck. \* Large deck, located off the main living area - great for entertaining and pool watching.\* Fully fenced backyard with in-ground pool on 660sqm lot.\* Single lock up garage plus loads of additional space for caravan, trailers, cars etc. \* Separate laundry on ground level and direct outside access. \* Amazing walking distance to schools, parks, gym and café. Malgoa Street is situated in a central, yet tranquil pocket of The Gap providing the perfect haven for entertaining family and friends, working from home, keeping the whole family united with just the right amount of separation, and genuinely chilling out in one of The Gap's most desirable areas. This home has been constructed well, and updated with modern additions all perfectly considered for the demands of 2024. The neighbours are wonderful, and local facilities are perfectly placed for easy access. There are quality shops, cafes, medical and sports facilities close by. The city is under 30 minutes away by express bus, and you are at the heart of nature's corridor of Mt Coot-tha, Taylor Range, D'Aguiar National Park, Enoggera Reservoir, and the Walkabout Creek Discovery Centre. We have seen few houses recently that have ticked the boxes for family living so comprehensively, and we can't wait to share this one with you. **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. \*\*\*\*\*Loyle acknowledges the traditional custodians of the land on which we deliver our services. We pay respects to elders past, present and emerging, and recognise their cultural heritage, beliefs and relationship with the land.