

**18 Glenbrae Street, The Gap, Qld 4061**

Solutions

**Sold House**

Monday, 14 August 2023

18 Glenbrae Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Carmen Briggs

## Contact agent

Framed by beautiful leafy views of Mt Coot-Tha's lush parkland, this neat multi-level home exudes an immediate sense of privacy and relaxation. Enjoying an elevated outlook with excellent outdoor entertaining options, the position offers the utmost in leafy serenity whilst also providing easy access to extensive amenities. Features Include:- Multi-level family home with light-filled interiors and timber floors- Large living and dining with great indoor/outdoor connection - Well-appointed kitchen with superb storage, stainless appliances and centre island- Covered entertainer's deck with magnificent leafy horizon - Covered terrace flowing to in-ground swimming pool and fenced backyard- Three bedrooms with two including built-in's- Large family bathroom with clawfoot bath and integrated laundry- Downstairs rumpus room with good indoor/outdoor flow- Built-in multi-purpose room with ensuite bathroom- Ducted air-conditioning with zoned functionality- Single carport - Opposite Mt Coot-Tha parklands and close to shops, schools and dining - School catchment for Payne Road State School and The Gap State High School Raked ceilings and a contemporary palette highlight a welcoming interior with timber floors bringing wonderful warmth into the light-filled zones. Expansive living steps up to a spacious and airy dining room whilst downstairs, a large rumpus brings excellent versatility. Embracing connection with a central position, the kitchen is appointed with superb storage, gas cooking, stainless appliances and timber-topped bench; a large island perfectly orientated to enjoy a magnificent outlook! Multiple French doors open to the huge covered deck, ideally north facing to capture cooling breezes as well as enjoying a glorious leafy horizon. You can extend your entertaining to the covered terrace downstairs, or await the upcoming summer and make the most of the in-ground swimming pool! Further catering to family demand, there is a well-sized backyard, fenced and landscaped with mature greenery. Three bedrooms are on the upper level with each centred to a large family bathroom; appointed with a delightful clawfoot bath and integrated laundry. Downstairs, a multi-purpose room flows to a second full sized bathroom, enhancing scope for additional sleeping, guest retreat or even future dual-living. A picture perfect cul-de-sac address, magnificent Mt Coot-Tha is just across the road, offering beautiful leafy walking tracks and endless natural wildlife to discover. Schools, shopping and dining are all close by with easy access to bus routes delivering you to the Brisbane CBD and surrounds with no fuss. Carmen makes buying real estate simple, easy and stress free, so call Carmen today!