

**19/76 Settlement Road, The Gap, Qld 4061**

Solutions

## Townhouse For Sale

Monday, 27 May 2024

19/76 Settlement Road, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ben Knight

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## FOR SALE

Promising a contemporary lifestyle with enviable low-maintenance, this double storey townhouse enjoys a prime position amongst leafy greenery without compromising lifestyle ease. Sitting in the boutique Tallowood Estate, there is fantastic access to amenities including schooling within walking distance. Located within the tightly held Tallowood Estate, the home won't last long! Contact Ben Knight today to find out more!

**Features Include:**

- Stylish double-level townhouse in quiet position
- Most popular layout with master bedroom located on the ground floor
- Located peacefully and privately at the rear of the estate
- Natural light and tiled flooring within flowing living and dining
- Sleek modern kitchen with excellent storage, Bosch appliances and stone benchtops. Ideal for the home chef
- Covered and tiled outdoor patio and courtyard. Perfect for entertaining and pet friendly
- Three built-in bedrooms; master including walk-in robe and ensuite with dual vanity
- Immaculate family bathroom plus powder room with third toilet
- Reverse cycle air-conditioning in all bedrooms and living area
- 6.5kw solar electricity. Saving you electricity costs year round
- Single remote garage with internal laundry
- Exclusive use second parking on private driveway
- Quiet boutique complex
- Bus, schooling and dining all at your door

Beautifully presented over a pristine interior, a flowing layout is bathed in natural light with living and dining both set on stylish tiled floors. Anchoring the zones with a central position, a refined selection of joinery turns heads in the kitchen, with the streamlined storage perfectly complemented by quality Bosch appliances and sleek stone. There is easy connection to private outdoor entertaining with wide glass sliders inviting you to a covered and tiled alfresco patio. Three built-in bedrooms are each well-sized with the two supporting bedrooms privately positioned on the upper level alongside an immaculate family bathroom. Maintaining privacy downstairs, the master includes a walk-in robe and stylish ensuite with dual stone vanity and mirrored storage. Perfectly appointed with high quality fixtures throughout, additional features include reverse cycle air-conditioning, powder room, 6.5kw solar electricity and single remote garage with internal laundry. Presiding over a favoured position quietly nestled at the rear of the complex, wonderful tranquility blends perfectly with convenience. Numerous walking and bike tracks wind across The Gap whilst bus and primary schooling are just across the road. With plenty of shopping and dining options in every direction and the CBD just 7km's away, this is the perfect package!

**Location Snapshot:**

- 40m bus stop
- 220m St Peter Chanel Catholic Primary School
- 300m The Gap State School
- 1.1km The Gap Village Shopping Centre