

**20 Elvendon Street, The Gap, Qld 4061**

**LOYLE**

**Sold House**

Monday, 11 December 2023

20 Elvendon Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 582 m2**

**Type: House**



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## Contact agent

Move straight in and feel right at home with tranquil bushland on your doorstep and all of the modern features to suit a busy family lifestyle. This solid two storey home provides the optimal blend of space and detail. Featuring a large wrap-around entertainer's deck and flat yard perfect for the kids and pets. There is so much to love about this versatile family home, including a second living area and additional utility room on the lower level transforming the downstairs into the perfect teenage retreat, private guest accommodation or a divine work from home space. The utility room is currently configured as a guest room but proves flexible enough in design to suit a variety of needs. On the upper level, an open plan living/dining area and artfully placed windows enable superb cross-ventilation and a wealth of natural light, never mind the stunning mountain and bushland views surrounding the property. Three bedrooms off the main hallway each include split system air conditioning and built in robes. They are all serviced by a generous family bathroom including a spacious spa bath. QUICK FEATURES\* Three bedrooms upstairs, all with built in robes and split system A/C\* North-facing wrap-around deck with direct access to kitchen\* Renovated lower level with additional bathroom and cooking facilities\* Off-street parking for two cars plus additional secure storage under house\* Whisper quiet street surrounded by protected bushland, and you're just a few steps from amazing Mt Coot-tha hiking trails Those with children will appreciate the wonderful schools this suburb has to offer, including numerous quality primary schools and the highly awarded high school (closed catchment), within an easy 2km walk or cycle from the home. Active families will love the easy access to mountain bike and walking trails - and only a 5-minute drive to the Enoggera Reservoir where you can enjoy a swim or kayak in a beautiful bushland setting. Did we mention the suburbs GREATEST dog park is only a moments stroll from here too? Shhhh don't tell anyone, it is our secret. Public transport is so convenient, with a short walk to the bus stop only 400m away. You'll be in the bustling city in under 30 minutes! We would love to meet and help you discover the amazing features this home and lifestyle has to offer, all at your doorstep. Please reach out to a member of our team today. 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.