

**22 Glen Road, The Gap, Qld 4061**

**LOYLE**

**House For Sale**

Thursday, 13 June 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 597 m2**

**Type: House**



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## By Negotiation

Imagine coming home to a sanctuary where the harmony of nature and contemporary living seamlessly blend. This extensively renovated home is move-in ready, offering a smooth transition to your new lifestyle. Bask in the northerly breezes, or picture yourself hosting unforgettable BBQs on the stunning deck, taking in breath taking sunset mountain views. This outdoor haven is perfect for entertaining or simply unwinding with a glass of wine and connects beautifully to the hub of the home, with its polished timber floors, inviting feel and renovated kitchen featuring Neff induction cooking, ample storage and large stainless-steel sink with pull out mixer. You will also appreciate the family friendly layout on this level, which includes the master bedroom and an updated addition of the ensuite. A further two generous bedrooms (with storage), serviced by the main bathroom featuring a modern shower, bathtub and separate toilet is also found off the hallway. All rooms enjoy ducted air-conditioning, ceiling fans, windows framing lush green views. The internal stairs lead you to the flexible lower configuration of two additional rooms, which has been previously used as a home office space, accommodating extended visitors and hosting the ultimate family movie nights! Here you will also find the most epic of laundries, ideally positioned adjacent to the back door, making it the perfect drop zone for togs after hours of fun in the glistening inground pool. The fully fenced yard provides multiple zones to build those precious memories. From its intimate front yard; the ideal safe and separate toddler play garden which ensures peace of mind for parents, to the private backyard. This beautiful space is framed by the Jacaranda making it the quintessential spot for picnics and lazy weekends jumping from the pool to the yard for a play or a quiet afternoon drink. QUICK FEATURES\* Large north-facing deck with amazing views to the mountains and D'Aguilar National Park\* Inground, saltwater pool\* Master bedroom with robe and ensuite; 3 bedrooms upstairs and lots of options for downstairs\* Enormous living area and additional rooms downstairs (please note, not 2.4m in ceiling height), renovated to a high quality\* Ducted aircon throughout upper level\* 6.5kW solar power\* 5000L water tank to keep your gardens green all year round\* 315L Rheem hot water system\* Neff induction cooktop, large stainless-steel sink with pull out mixer\* Connection for gas cooking has remained, should the successful family prefer to cook with gas\* Massive internal laundry and additional secure under-house storage\* Secure remote garage with additional parking Positioned within walking distance to great schools, daycare centres and just a short cycle to The Gap Village and local high school. Fill your Sunday with a stroll to the bottom of the street and connect to the creek path for a wander down to Yoorala Street Community Garden, dog park or playground. Located in a close-knit part of The Gap, this dream home offers the ultimate residence for your family as it grows through the years. You won't want to miss out on inspecting this stunning property. 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.