

**25/27 Epala Street, Carina, Qld 4152**



**Villa For Sale**

Thursday, 4 April 2024

25/27 Epala Street, Carina, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 105 m2**

**Type: Villa**



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## For Sale

Showcasing a north-east aspect and abundant natural light, this sensational low-set villa forms part of a duplex within the peaceful 'Epala Villas'. Beautifully presented across a spacious, single-level design with stylish interiors, fresh lawns and low-maintenance gardens, we are inviting couples, downsizers and young families seeking a relaxed lifestyle to inspect. Thoughtfully configured to optimise indoor and outdoor living, the villa features separate lounge and dining areas, a well-appointed kitchen with stainless steel appliances, and a spacious alfresco retreat. Comprising a huge covered patio surrounded by new turf and low maintenance gardens, offering the ideal hideaway to unwind, enjoy your coffee, host BBQs and share meals with friends. Internally, the functional and flowing layout is complete with three bedrooms, two bathrooms and a lock-up garage. All the bedrooms include built-in robes, air-conditioning, ceiling fans and stylish window coverings with the master featuring plantation shutters and an ensuite. Situated in a gated complex with a swimming pool and visitor parking, buyers will love the lifestyle on offer. You can walk to the magnificent Minnippi Parklands renowned for its bike/walking paths, playgrounds, dog park, outdoor gym, picnic areas, and the new public golf course. Moments to amenities, the local childcare and bus stops are down the road, Meadowlands Medical is a short walk away, and you are in the Carina State School catchment. Just 2km to Westfield Carindale and 19 minutes to the CBD everything is close at hand. A glance: - Low-set, north-east facing villa in a peaceful gated complex - Stylish lounge, separate dining area and great kitchen - Huge covered patio extending the indoor/outdoor experience - 3 bedrooms with built-in robes (master with ensuite) - 2nd bathroom, separate toilet and adjacent laundry - Single lock-up garage and a garden shed - Air-conditioning, ceiling fans and security screens - swimming pool and visitor parking - Walk to Minnippi Parklands, childcare, buses and Westfield