

**3 Gawalla Street, The Gap, Qld 4061**



**House For Sale**

Tuesday, 30 April 2024

3 Gawalla Street, The Gap, Qld 4061

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1000 m2**

**Type: House**



Iva Chadwick



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## By Negotiation

An exciting family haven, 3 Gawalla Street is nestled on a private driveway in a coveted cul-de-sac, ensuring tranquil living and supreme privacy. An immaculately maintained example of its early 1990's design, with all the hallmarks expected of its vintage including formal lounge and dining spaces, open fireplace, grand flowing layout and sparkling in ground pool, this fine home will offer families of all ages & stages the perfect backdrop for an easy-care lifestyle in a whisper quiet location. Undeniably a home with heart and exuding a warmth and character that belies its age, this delightful home thoroughly embodies indoor/outdoor living and entertaining, pairing its neutral palette perfectly with its serene green surroundings. A sprawling property with a full suite of quality appointments throughout, it provides an idyllic sanctuary from city life and is sure to appeal to buyers with an eye for style, size and functionality. Constructed in an era when homes were known for their quality and size, the residence sits proudly on its generous 1000m<sup>2</sup> allotment and makes the most of every square metre on offer. Within catchment for both The Gap State Primary & High School(s), the property offers a safe & stress-free morning or afternoon commute for families. Local shops and city bound transport are within walking distance and there are myriad parks, sporting fields, bike paths and Enoggera Reservoir close by for outdoor adventure lovers. Further features to love include:

- Timeless design, meticulously crafted with vaulted ceilings and extensive use of glass to drink in the surrounding vistas & allow natural light & breezes through the home
- Functional for multi-generational families or those that host guests regularly, with both guest and upper level master suite separate from the children's wing
- Centrally located kitchen with granite island, abundant bench space & storage for the largest collection of kitchen appliances! Electric stove, S/S dishwasher, bar fridge, pantry & overhead cabinetry for easy entertaining en masse or quick weeknight meals
- Generous casual living and dining with glass wall feature to the garden is the beating heart of this fine residence and well positioned for easy and connected entertaining
- Formal living/sitting with open brick fireplace is perfect for those chilly winter nights - grab a wine, cuppa, book or all of the above and relax in ambiance & warmth
- Family living is flanked by decks and garden on both sides, with glass doors & crimsafe ensuring the property can be opened up to allow light and breezes into the space
- Massive entertainer's deck is covered for year round enjoyment and is a brilliant extension of the many living zones on offer
- Established, leafy land with hedges, trees, palms and blooming gardens - great for kids to fossick or pets to roam - and easy access all the way around the near level parcel for low maintenance living
- Dedicated laundry room with direct deck access serves many purposes - storage, laundry, pantry, drinks room for parties... the list goes on!
- Thoughtfully designed with guests in mind, the property accommodates 2 cars garaged PLUS a trailer or small boat undercover as well as room for another 2 vehicles (at least) to be parked on site
- Sparkling in ground pool with decked surrounds and adjoining patio area to sit and watch the little ones safely
- Work/storage space undercover with plenty of room for shelving. Additional cupboard in garage as well as garden shed, garden lighting system, garden sprinkler system and solar panel system
- Adding to its charm, the estate's proximity to myriad parks, off leash dog parks, Yoorala Street Community Gardens and the Enoggera Reservoir which includes water sports and walking/cycling tracks aplenty, provides a fabulous canvas for a life well lived in and around nature

Local and city-bound buses are just down the street, and the home enjoys easy access to local shops, petrol stations and The Gap Village, Bunnings & Great Western Keperra

- Within catchment for The Gap State Primary & High School(s) and in an area that is serviced by private buses to Brisbane's elite schools such as Brisbane Grammar, Brisbane Girls Grammar, Brisbane Boys College, Stuartholme Girls School and many more
- Easy commute to private education options like Marist & MSM in neighbouring Ashgrove, as well as premium daycare facilities including The Gap Cubbyhouse Montessori and The Gap Early Childhood Centre

• **BONUS:** Ducted & zoned air-conditioning; secure dry storage; internal laundry; additional off street parking; garden shed; recently refreshed interiors; Crimsafe and/or security screens on every door and/or window; Solar panel system with Sungold 3000 inverter; energy saving LED lighting throughout; Balancing fresh interiors with a relaxed approach to living has resulted in a peaceful retreat of comfort & convenience. You will simply love coming home to 3 Gawalla Street, The Gap.

**\*\* Disclaimer \*\***This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.