

**30 Doyle Place, The Gap, Qld 4061**

**House For Sale**

Wednesday, 8 May 2024



30 Doyle Place, The Gap, Qld 4061

**Bedrooms: 5**

**Bathrooms: 2**

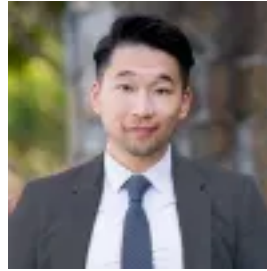
**Parkings: 4**

**Area: 600 m2**

**Type: House**



Nick Yamada  
0415757768



Jeremy Fan  
0730598600

## Auction

Snuggled at the foothill of one of The Gap's most prestigious enclaves, 30 Doyle Place welcomes you to a new standard of living. Located in a quiet, neighbourly cul-de-sac, this is a family orientated pocket - one safe for young children to explore and play, and offers the ideal blend of serenity and accessibility, being only 14 kilometres from the cosmopolitan heart of Brisbane's CBD. With its promise of space, flexibility, and an oasis like feel, this is an ideal haven for growing families, large families, multi-generational families, blended families; any family really! The artisan kitchen is the heart of the home and will make whipping up culinary delights a joy. Expansive and offering unrivalled inclusions, this kitchen has a walk-in-pantry, quality stainless steel appliances, gas cooking, stone counters, an oversized kitchen island with breakfast bar and a servery to the undercover alfresco area. With an intuitive floorplan spanning over two levels, there are multiple living zones for the family to come together and to also gain some space. There is a large living and dining area with room for a piano, an office, and lounge on the ground level and a sitting area for quiet contemplation on the upper level. Adding to the considered layout, there is ample storage and five bedrooms sprawling over two levels. With four bedrooms upstairs and the fifth on the ground floor, this is an ideal approach to multi-generational living, living with teenagers, a blended family, or a guest room. The master retreat has a full width built-in-robe and a recently renovated, boutique styled ensuite. The family bathroom has also recently undergone a transformation and exudes elegance and opulence with floor-to-ceiling tiling, floating vanity, lavish freestanding bath and separate water closet. Sweeping open the stacking slider doors, the outdoors and indoors emerge as one massive space ideal for hosting family and friends. The Balinese inspired landscaping makes you feel like you are on holidays and there is an open-air alfresco by the pool and a capacious covered alfresco area offering direct access to the inground pool and surrounding grounds where you will hear the contagious giggles of children at play. An expansive, two-storey family home you can expect:- Immaculately maintained residence in a prime location- 600m<sup>2</sup> level parcel of land- 5 bedrooms - all with built-in-robos | 5th bedroom on ground level | master with luxe ensuite- Recently renovated, 2 bathrooms upstairs + powder room downstairs - Exceptional living areas - office, living room, open plan family and dining, and a sitting area- Reverse cycle air-conditioning throughout | bamboo flooring on ground level - Luxurious artisan kitchen with gas cooking, large walk-in-pantry, and outdoor servery- Breathtaking inground pool | Balinese inspired landscaping | spacious covered alfresco area with servery + bonus open air alfresco by the pool - Double lock up garage + double carport - Huge solar power system A home for the generations, this residence's idyllic location will gift you the privilege of a lifetime of conveniences being only a stones throw away from Brisbane's CBD and offering guaranteed entry into top performing state schools, The Gap State School and The Gap State High School. Outdoor enthusiasts will appreciate the nearby lush parklands and nature reserves, scenic walking trails with panoramic vistas, an abundance of native birds and animals and exhilarating mountain biking tracks. Moments from an array of shopping experiences, you are poised for all the essential services, including Coles, Woolworths and Aldi supermarkets; and city bus route services are accessible from Waterworks Road ensuring commuting is a breeze. Nestled in a quiet, leafy pocket with like-minded families, this home stands out from the pack and we encourage you to attend one of our upcoming open homes and Auction. Contact Nick Yamada on 0415 757 768 today!