

**30 Moonmera Street, The Gap, Qld 4061**

**House For Sale**

Tuesday, 30 April 2024



30 Moonmera Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Bradley Butten

0412672750

## By Negotiation

This architecturally designed home is sure to surprise, beautifully positioned on a corner block. The north facing home enjoys a quiet and secure position, as you can see from the opening photo this allows for a broad and deep yard. This split-level home with loads of potential is ready to go as a terrific investment property or get in and develop into a Gap masterpiece - It's all here for the astute buyer. A big open plan kitchen, living and dining area with access to the back deck is functionally the hub of this home. Polished hardwood floors and terrific ceiling height allows for rich colour and great light to combine into a very special living space.

- Split level timber clad home with hardwood frame on 597sqm
- Industrial style Galvanised Steel clip lock roof - solar HW & 2.3kw solar
- Modern kitchen, dining and entertainment areas + study nook
- Upstairs to the 3 generous bedrooms with built-ins, fans and new carpet
- Family bathroom with separate toilet
- Downstairs to the utility room currently a rumpus
- Laundry has options for a kitchenette it already comes with a 2nd toilet
- Under house storage and garden shed
- Big easy access double carport and double gate access to the yard

Location is always the key, and this is a special opportunity as The Gap is a coveted suburb and this precinct is in walking distance of the local Primary and High schools with transport options to the CBD also readily available. The Enoggera reservoir is close, the bike paths and the bushwalking options are exceptional. The Gap is a green oasis and the locals love it so be quick to inspect and register your interest.