

**35 Barkala Street, The Gap, Qld 4061**

Solutions

**Sold House**

Wednesday, 13 September 2023

35 Barkala Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 5**

**Parkings: 3**

**Area: 670 m2**

**Type: House**



Carmen Briggs

## Contact agent

Positioned on a 670 sqm secure block, Casa di Orso rises from the street with a bold stance and larger than life presence. Meticulously built with integrity and passion that you will feel as you enter the front door and ascend the solid sandstone stairs into the home. Soaring ceilings, granite flooring melded with light infused spaces creates a home of grand proportions. Designed for the Entertainer with expansive living and dining spaces flowing out to a secure courtyard-like backyard finished with granite pavers and cobble stones. You will forgive yourself for thinking you may just be in Italy enjoying a brief sojourn! The kitchen, central to this vibrant social space, is an Epicureans' delight with abundant storage options, workspace, and suite of Miele appliances, which includes two ovens and two cooktops. A Butlers pantry is ideally positioned to service the kitchen. Positioned at the top of the stairs, from the entrance you will find the formal lounge, the perfect space for quiet, private conversation and discussion. Accommodation comprises of three bedrooms, including the master retreat. The master retreat is sublime with expansive proportions comprising his and her walk-in wardrobe's and an ensuite. The final touch of luxury is the underfloor heating. This tranquil space allows for you to start and end the day in your own private space, your oasis. There is a home office, craft room, hair salon, workshop, 5th bathroom and abundant storage space positioned off the three-car garage. Plenty of space to store all the little and big boy toys! Outstanding features include: -- Magnificent solid sandstone staircase entrance to the home- Suite of Miele appliances includes Induction Cooktop, Ceramic Cooktop, coffee maker, cup warmer draw, two ovens, microwave and dishwasher- Undercover outdoor entertaining area features two bar fridges and dishwasher discreetly integrated into the cabinetry- Each bedroom is complete with an ensuite- Hebel flooring throughout the home with Hebel heated flooring in main bedroom and ensuite- Fitted laundry and fourth bathroom discreetly positioned off the central living spaces- Cobble stone paths around the home and driveway add to the homes European vibe - Multi-functional shed to the rear offers covered drying area or ideal space to BBQ with automated roller door secure lock up- Workshop with workstation and tool storage - 2 x Tesla Powerwall 2 batteries - Energy capacity 13.5kWh, Power7kW peak/5kW continuous Quick backup transition per battery- 9.7kWh peak power solar panels, 7.3kWh solar inverter - Ducted air-conditioning with iZONE system, split-system air-conditioning to home office, salon, craft room and workshop- Abloy lock system, zoned alarm system with back to base functionality, security camera at front of home- Automated drive-way gates, intercom system from pedestrian gate Positioned on the Ashgrove side of The Gap, 35 Barkala Street is the epitome of an enviable lifestyle of unique privacy and sublime luxury. Absolutely extraordinary! Carmen makes buying real estate simple, easy and stress free, so call Carmen today! Why we love The Gap ... There are several shopping centres and supermarkets within easy reach along with restaurants, parkland, professional services, sporting facilities (including The Gap Health and Racquet Club, Taylor Range Club and Ashgrove Golf Course), childcare centres, and private and public primary and secondary schools. As well as the excellent local amenities on Waterworks Road, the neighbouring suburb of Ashgrove features the Ashgrove Avenue & Ashgrove Central shopping centre. A little further towards the city you will find Rosalie's brilliant restaurants, cafes and gourmet food outlets, and fashionable Paddington with its up-market boutiques, variety shopping, restaurants, antique stores and entertainment venues. The Gap State School, Payne Road Primary School, Hilder Road School and St Peter Chanel Catholic Primary Schools are all located in The Gap. The highly regarded Ashgrove Marist Boys College, Mater Dei Primary School, Stuartholme and Mount St Michaels Girls Schools are only minute away. The Gap is within very easy reach of Brisbane Forest Park with its natural bush land, walking trails wildlife, recreational Reservoir and magnificent mountain top views. You are even able to enjoy the country village atmosphere and weekend markets of the Samford Valley.