

**5/12 Tamara Street, The Gap, Qld 4061**



**Townhouse For Sale**

Saturday, 13 April 2024

5/12 Tamara Street, The Gap, Qld 4061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 223 m2**

**Type: Townhouse**



Daniel Goodwin

## For Sale

Look no further for your ideal modern home situated in quiet and peaceful location. This wonderful double-storey 4-bedroom residence is designed to exceed your expectations! Key Features: Ground floor master bedroom with ensuite – no stairs required! Spacious open-plan kitchen, family, and dining area Convenient study nook integrated into the kitchen Sheltered alfresco area for outdoor entertaining Large double garage for ample parking and storage Split system air conditioning for climate control Ceiling fans in living areas and bedrooms for added comfort Year Built - 2014, 13 Townhomes in complex. Strata Size - 223sqm (inc land area) Building Size - approx 192sqm Strata Levies (Standard Format Plan) - Approx \$3,317 per year or around \$32 per week. Sinking Fund Balance - approx \$42,000 Separately metred for water Convenience abounds with a choice of excellent schools nearby, including Gap State School, Payne Road Primary School, Hilder Road School, and St Peter Chanel Catholic Primary Schools – all conveniently situated in The Gap. The Brisbane CBD is just a short 20-minute drive away, or you can hop on the bus right at your doorstep. Additionally, Brisbane Forest Park is within easy reach, offering natural bushland, scenic walking trails, wildlife encounters, a recreational reservoir, and stunning mountaintop vistas – perfect for outdoor enthusiasts and nature lovers alike.