

**52 Warana Street, The Gap, Qld 4061**

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## House For Sale

Saturday, 2 December 2023

52 Warana Street, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Carmen Briggs

## Expression of Interest

Set on an easy-care 607sqm, this home is the one you have been waiting for...Ready to take the step onto the property ladder and make dreams of owning your first home true, then look no further. Looking to add to your investment portfolio? Look no further. The social hub of the home is open plan by design and flows out through bi-fold doors to the alfresco deck offering year-round living. The galley style kitchen offers plenty of workspace and storage options. With the glorious open flow of the home entertaining family and friends will be a breeze. The elevated stance and position at the end of the street offers you a leafy, whisper quiet ambiance, your own private oasis. Accommodation comprises of three bedrooms. The master is huge and opens out to a huge, covered deck overlooking the backyard. The recently renovated bathroom incorporates the laundry. Additional features include: -- Polished timber floors throughout complemented with an abundance of natural light- Split system air-conditioning in the living area and master bedroom, ceiling fans- Superb alfresco living at the front and back flowing out to the backyard- Generous storage options on the rear deck, secure under house storage- Three car garaging - tandem + single - Walk to the The Gap Park n Ride- Walk About Creek trails on your doorstep 52 Warana Road will welcome you in and make you feel you have found home. Invest in your future today and enjoy an enviable lifestyle in Brisbane's favourite suburb. 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 The Gap 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 a minute away. The Gap is within very easy reach of Brisbane Forest Park with its natural bush land, walking trails, recreational Reservoir and magnificent mountain top views. You will also enjoy the country village atmosphere and weekend markets of the Samford Valley.