

**68 Woorama Road, The Gap, Qld 4061**



**House For Sale**

Monday, 3 June 2024

68 Woorama Road, The Gap, Qld 4061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 802 m2**

**Type: House**



Iva Chadwick



Michael Woodward  
0448944995

## By Negotiation

Peacefully placed amongst leafy surrounds, this recently refreshed home offers discerning buyers a relaxed lifestyle in a highly desirable pocket of The Gap. Form and functionality take equal billing here with well-integrated living and dining spaces, contemporary kitchen and a great choice of outdoor entertaining options for all the family to enjoy! Every facet of the home's design has been well considered to maximise the elevated 802m<sup>2</sup> allotment it rests upon. Set back from the street with an expansive frontage onto council verge, there is an obvious grandeur to 68 Woorama Road as you approach it. The streetscape in this stretch of Woorama Road is elevated to capture views and breezes, but the homes are nestled below road level to provide supreme privacy and peace for those lucky enough to call this prestigious address "home". A delightful blend of character, charm and contemporary style, the residence has been immaculately maintained & impeccably updated to provide comfortable interiors that cater to modern living. The livability of the home has been further optimised by the addition of some great entertaining spaces - an elevated designer pool & play zone at the front of the block, a generous covered deck to the side, and mediterranean-feel terrace and lawn to the rear. Within catchment for both Hilder Road Primary & The Gap State High School(s), the property offers a safe & stress-free morning & afternoon commute for families. Local shops and city bound transport are within a short walking distance and there are myriad parks, sporting fields, bike paths and The Gap Village close by. Presented for immediate occupation, with nothing to do but move in, this is a home that you will love coming home to and spending time in. Further features you're sure to fall in love with:

- Functional floor plan sprawling across one generous level - luxurious, low maintenance and low set - perfect for families, professionals and downsizers alike!
- Classic façade features a wide, street-facing verandah and is nestled below road level for the utmost privacy
- Formal living warmed by gleaming timber parquet flooring is the perfect backdrop for interior styling of your choice
- Gourmet stone kitchen, Bosch integrated appliances and walk in pantry
- Spacious and light-filled casual living/dining seamlessly integrate with the outdoors
- Expansive outdoor entertaining deck capturing picture perfect views across the region towards Mt Coot-tha
- Delightful terrace, under the cover of blooming mandevillas and laden with passionfruit, invites you to dine alfresco and make the most of the warm Queensland climate and expansive outdoor 'rooms'
- Sparkling contemporary pool for all the family to enjoy with adjoining entertaining terraces that make the most of the elevated position. Think sundowners with friends, balmy summer night swims, quality time with the kids or lolling on a floatie as the sun sets behind the mountains
- Luxe master retreat with ensuite bath, walk through robe and direct patio access
- Three additional airy bedrooms, all with built in robes & ceiling fans PLUS dedicated home office/study
- Indulge with a soak in the main bathroom featuring tub and double vanity, separate WC & guest powder space
- A fresh coat of paint and brand-new carpet to the bedroom(s) in neutral tones provides an impressive canvas ready to be transformed into an elegant residence of your own!
- Low-maintenance 802m<sup>2</sup> parcel is child-friendly and fully fenced to keep fur babies safe
- Gated entry, Double lock up garage with epoxy flooring and attic storage, internal access to house
- Additional off-street parking for AT LEAST 2 more vehicles

**BONUS:** Security and/or Crimsafe screens throughout; Remote gate entry & garage door(s); Solar panel system; Ducted air &/or ceiling fans; Fully fenced; Water tank; Kids Cubby house

Properties of this calibre and location are in short supply and astute buyers will be quick to act. **RUN...DON'T WALK!** 68 Woorama Road is the perfect backdrop for an easy-care lifestyle and must be inspected to be appreciated! The Agent has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. This property is being sold without an advertised price. The website may have filtered the property into a price bracket for website functionality purposes.