

**92 Settlement Road, The Gap, Qld 4061**



**House For Sale**

Tuesday, 19 March 2024

92 Settlement Road, The Gap, Qld 4061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Simon Pringle  
0411159878

## For Sale

From a great renovation opportunity, to the family home In no time! Entering via the front steps, you arrive at the open plan living and dining room flowing off a recently renovated great size kitchen. From here you'll access the amazing 11m entertaining back deck, overlooking the yard and vistas over The Gap, it's easy to see where you'll spend most of your time! A hallway separates the living areas from the bedrooms and family bathroom on this level, with a spiral staircase to the ground floor living, 2nd bathroom, garage and back yard access. Features include:

- Private and set back from the street (service road)
- Fully fenced, family friendly yard
- Open plan living & dining space with hard wood floors, abundant natural light and gorgeous breezes
- Recently updated kitchen with loads of cabinet storage
- 3 good sized bedrooms, all with wardrobe space
- 2 Bathrooms - 1 upstairs and 1 downstairs
- Air-conditioning
- Rumpus room / home office / teenagers retreat downstairs
- Rear 11m timber deck
- Double lock-up garage + extra workshop/storage space

The regulation height ground floor offers additional space, currently set up as a bedroom but could certainly double as a rumpus room. Also, on the ground floor you will find the second bathroom, separate toilet, laundry and double garage complete with a huge man/lady-shed and/or storage space for the boat or trailer. Perfectly positioned on a 546sqm block and within walking distance to The Gap Village Shopping Centre, schools, bike paths, great gyms and public transport, this home is ideal for the 'creative renovator'!

The Gap: Generous parklands including the amazing Enoggera Reservoir Reserve, professional services, sporting facilities including The Gap Health & Racquet Club, Taylor Range Country Club and The Gap's Ashgrove Golf Club, childcare centres, and a great offering of Schooling; The Gap State School, Hilder Road Primary, Payne Road Primary and St Peter Chanel Catholic Primary School. To compliment The Gap's excellent local amenities, the neighbouring suburb of Ashgrove features the village atmosphere only a short commute away. Call Simon today for an inspection - PH: 0411 159 878

This property is being sold without an advertised price. The website may have filtered the property into a price bracket for website functionality purposes.