

**10 Livistona Place, The Gap, Qld 4061**



**House For Sale**

Wednesday, 10 July 2024

10 Livistona Place, The Gap, Qld 4061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1033 m2**

**Type: House**



James Monaghan

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## Expression of Interest

Tucked away in a quiet cul-de-sac on a large 1033m<sup>2</sup> lot, this home offers an amazing opportunity for any family looking for a quality home in a sought-after locale. Surrounded by landscaped gardens and boasting beautiful views over the suburb, this wonderful home provides a private and peaceful lifestyle for you and your family to enjoy. The thoughtful design of this home is immediately evident as you step through the front door. Inside, you'll discover a space that has been tailored for families, taking full advantage of its elevated location. The generous mix of living areas, wonderful outdoor entertainment spaces, and spacious bedrooms are all complemented by the beautiful surroundings and the stunning outlook. The contemporary kitchen boasts premium stone countertops and quality Asco appliances, featuring a wall-mounted pyrolytic steam oven, built-in microwave, and large induction cooktop with range hood. Additional conveniences include a dishwasher and a roomy walk-in pantry. Abundant bench space and ample storage complete the package, ensuring it's perfectly suited to fulfil all your culinary requirements. As you step outside, you'll be greeted by a spacious covered outdoor entertaining area, perfect for dining alfresco or simply relaxing while enjoying the beautiful surroundings and views over the suburb. An inviting in-ground saltwater pool beckons on warm summer days, and the level lawns offer plenty of room for outdoor play and activities, ensuring that every family member can fully enjoy the great outdoors. This home boasts four generously sized bedrooms and two well-appointed bathrooms with separate toilet, providing plenty of room for the entire family. The master suite, in particular, stands out as a true retreat, featuring a generous-sized bedroom area, expansive walk-in robe, and a large en-suite. For those with extra storage needs, a double bay garage is at your disposal, complete with additional covered off-street parking provided by a large sail carport. This means there's plenty of covered space for guests and family members. Practical features have not been overlooked, with a 26 panel solar power system, air conditioning servicing all living areas and two bedrooms including your main bedroom, a security system and screens, a large separate laundry room, plus a water tank and garden shed. Positioned within the catchment areas of some of the best public schools in the state, including the Gap State School and The Gap State High School, public transportation is just moments away from your front door, making commuting a breeze. Furthermore, The Gap Village Shopping Centre, Great Western Super Centre, and Bunnings Warehouse are less than a five-minute drive, offering access to an array of stores, cafes, and essential services, including Coles, Woolworths, and Aldi supermarkets. In summary, 10 Livistona Place, The Gap, is a truly special home that combines visual appeal with practicality in a way that few residences can. It's a place where your family can thrive, grow, and create lasting memories. Come and experience the magic of this property for yourself; you won't be disappointed. Building and pest reports are available upon request.