

**11 Kilmaine Street, The Gap, Qld 4061**



**House For Sale**

Sunday, 30 June 2024

11 Kilmaine Street, The Gap, Qld 4061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



Ashley Horswill

0403042821

## For Sale

Nestled on the border of Ashgrove, 11 Kilmaine Street, presents a refined family home that embodies modern comfort and style. This custom-designed residence offers an ideal combination of space, light, and functionality, making it a standout in a prime ridgeline location. Upon entering, you are greeted by an impressive feature open staircase that sets the tone for the home's spacious and light-filled interior. The open plan living and dining areas surround the central kitchen, which is equipped with quality appliances, ample storage, and sleek finishes, making it a delightful space for culinary adventures. The floor plan effortlessly transitions out to an alfresco zone where you will enjoy refreshing afternoon breezes from the northeast. It overlooks the established landscaped gardens and manicured yard and is perfect for entertaining. Upstairs, comfortable accommodation comprises four generous bedrooms that surrounds a second living area and study. The master suite is a private haven, featuring an oversized ensuite, walk-in robe, and ample space for relaxation. The additional bedrooms are serviced by a family bathroom with separate bathtub. Features include: Custom design with easy flow layout Central kitchen with quality appliances City skyline glimpses from the rear Dedicated study Built-in laundry with outside access Powder room for guests Ample storage throughout Ducted air-conditioning Garage accommodation for 2 vehicles Established landscaped garden Right on the Ashgrove border Families will appreciate the value of residing within the catchment area of the esteemed Ashgrove State School, promising excellent education and bright futures. Leisure and recreation are just moments away, with the Taylor Range Country Club offering a social and active lifestyle around the corner, and the Ashgrove Golf Club, picturesque parks, and meandering bike paths providing endless weekend adventure opportunities. For the sports enthusiasts, the GPS Rugby Club stands as a testament to community spirit and athletic pursuit. Meanwhile, effortless connectivity to the city is guaranteed, with bus services merely a short stroll away, ensuring your urban access is as easy as your suburban retreat. 11 Kilmaine St offers the perfect blend of lifestyle and convenience. With its custom design, spacious layout, and prime location, this home is an ideal choice for those seeking modern comfort and style. This property is being sold without an advertised price. The website may have filtered the property into a price bracket for website functionality purposes.