

**12 Westgate Place, The Gap, QLD, 4061**



**House For Sale**

Friday, 16 August 2024

12 Westgate Place, The Gap, QLD, 4061

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## **AUCTION 7TH SEPTEMBER IF NOT SOLD PRIOR**

Make no mistake, we are committed to selling. These are the sellers that buyers love to deal with, sellers that are on the market to sell!!

Enjoying a quiet cul-de-sac position surrounded by family homes and peaceful parkland, this four-bedroom house presents a serene lifestyle amongst nature. Situated on a 737sqm parcel with a harmonious balance of indoor and outdoor space, the layout lends itself to entertainers and families at every stage of life.

The ground floor forms a dedicated living level, extending across the living area, dining space, family area and breakfast nook, featuring a soaring void ceiling, plantation shutters, and a mix of timber and concrete floors. Family and friends can unwind amid these flowing interiors and enjoy meals prepared in the stonetop kitchen, which features stainless steel appliances and a walk-in pantry.

With a BBQ kitchen on the covered alfresco patio, you can share meals outside and entertain guests in this outdoor oasis as children swim in the magnesium pool and play in the yard.

The floor plan continues with a downstairs office, four upstairs bedrooms, and three bathrooms. Parents are provided a peaceful retreat in the master suite, which includes a walk-in robe and ensuite. The property also offers four-car parking via the garage and carport.

Nestled in a quiet cul-de-sac, children can ride bikes in the street, explore the local parks and playgrounds only steps away, and ride horses at Wattle Creek Equestrian Centre, 300m from your door. Ashgrove Golf Course and Mt Coot-tha trails offer additional recreation space nearby. The Gap Village Shopping Centre is 2.6km away, featuring Coles, Snap Fitness, cafes and eateries. Close to excellent schools, kids are just 2km from The Gap State School, 2.4km from The Gap State High School, and 2.7km from St Peter Chanel Primary School.

### **Property Summary:**

- Spacious family home on 737sqm in a quiet cul-de-sac
- Downstairs living area, dining space, family area and breakfast nook
- Kitchen featuring stainless steel appliances and a walk-in pantry
- Entertainer's patio with a BBQ, magnesium pool, kid-friendly yard
- Office, 4 bedrooms with wardrobes, 3 bathrooms, laundry
- Master suite featuring a walk-in robe and ensuite
- 2-car remote garage, 2-car carport, secure storage areas
- Ducted A/C downstairs, split system A/C upstairs, ceiling fans
- Solar panel system, solar hot water system

Don't miss your chance to secure this beautiful family home. Enquire today to schedule a viewing and see what this property offers.

Offers Prior to Auction Encouraged