

20 Allamanda Street, The Gap, QLD, 4061

House For Sale

Friday, 30 August 2024

20 Allamanda Street, The Gap, QLD, 4061

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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A Flawless Entertainer offering 'Lifestyle' Excellence

This private and secluded residence offers ample space for relaxation and retreat. Upon entering, you are immediately greeted by a warm and inviting atmosphere. Designed with an open-plan layout, this home features multiple zones, allowing you to escape the hustle and bustle of daily life. Ideal for entertaining, the property boasts numerous outdoor spaces, with the standout being a large, covered entertaining area perfect for embracing the Queensland lifestyle.

Conveniently located directly across from a vibrant basketball court, a playground, and a spacious grassy area ideal for running and play, this home is also close to Yoorala Street Dog Park via Enoggera Creek.

Key Property Specifications:

- Two distinct living areas with seamless access to the expansive outdoor entertaining area.
- Generous front and rear yards with potential for a swimming pool and a flat block of land.
- Two-car garage with additional drive-through access and off-street parking for 3+ cars.
- Security alarm system, security screens on all windows, fully fenced, outdoor shed, and 11.8 kW solar system.
- Modern galley-style kitchen featuring high-quality Miele appliances and stone benchtops.
- Located on the Ashgrove side of The Gap, close to public transport and approximately 10 km from Brisbane CBD.
- Within the catchment area for The Gap State High School and near various primary school options.
- School bus services available for Marist College Ashgrove, BBC, Nudgee, and Stuartholme School.
- Close to D'Aguiar National Park, offering water sports, walking tracks, and mountain bike trails.

Additional Information:

- Council rates: approximately \$2,375.00 per annum.
- Water rates: approximately \$1,574.00 per annum.
- Year built: 1990; Total property size: 268 sqm.

The current owners have thoroughly enjoyed their time in this tranquil corner of The Gap, appreciating its peaceful ambiance and friendly community. Their children have spent countless hours at the nearby basketball court, playground, and parks. With easy access to bushland, an off-leash dog park, and the local swimming reservoir - perfect for kayaking and leisurely weekends - this location has been a haven for outdoor activities.

This property is an excellent choice for those looking to downsize from a larger home, families seeking a sophisticated residence, or interstate investors interested in its prime location just ten kilometers from Brisbane CBD. Experience an unparalleled lifestyle of distinction. For more information, please contact exclusive marketing agent Nicholas Stankiewicz at 0421 579 861.

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