

**41 Bellata Street, The Gap, QLD, 4061**

**LOYLE**

**House For Sale**

Tuesday, 17 September 2024

41 Bellata Street, The Gap, QLD, 4061

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Mid-Century treehouse at the Ashgrove border

Perched on an enviable north-facing block, in the sought after enclave of Bellata Street, this timeless mid-century gem sits proud among a number of prized architectural homes dotted along the Ashgrove border and only 7kms from the CBD.

With enduring Mid-Century modern aesthetic and character at its core, the home possesses preserved architectural features including the original floor to ceiling silky oak window frames that illuminate the living space and flood the home with natural light and views to green surrounds. Other notable characteristics include feature timber panelling to walls, iconic exposed timber beams and solid original hardwood timber flooring.

Designed with functionality, sustainability, comfort, and beauty in mind, the most upper level is four of the five bedrooms. Three of these feature built in wardrobes and ceiling fans, and all have beautiful hardwood timber floors and windows to lush green vistas. The kitchen, commonly referred to as the heart of the home, is visually connected to both living and dining areas and includes stainless steel benchtops, Miele dishwasher, gas cooktop and oven.

The middle level flows seamlessly from the lounge room to the front balcony, you can enjoy year-round entertaining with stunning views and breezes to be enjoyed from the northerly aspect. Immerse yourself in the beauty of nature while enjoying alfresco dining, hosting gatherings, or simply basking in the Queensland sunshine.

At the lower level (entrance), a second living area could be fashioned as the perfect home office, teenage retreat or a great opportunity for dual living with the fifth bedroom situated adjacent with its own ensuite, wet bar and entrance. There is ample storage throughout the home including an internal laundry. Leave the car at home and utilise the fantastic walking and cycling paths to connect to parks, shops, cafes, schools and the city. This home really is the perfect family base for many stages of life.

### WHAT YOU WILL LOVE:

- \* Expansive and North-facing living room flowing to front deck
- \* Modern and functional stainless-steel benchtops to kitchen
- \* Potential for dual living with separate bedroom, ensuite and wet bar to lower level
- \* Gorgeous original features including timber floor boards, exposed beams and MCM light fittings throughout
- \* Serene panoramic treetop views to the Taylor Range
- \* Quiet location, yet walkable to golf club, country club with pool and tennis courts, bike paths to local schools and shops

Those with children will appreciate the wonderful school catchments this property falls into, including Payne Road State School and The Gap High School both within walking distance. Private schooling in Ashgrove is also close by with Marist College less than 3km from your door and Mt St Michael's only 300 metres beyond that. In addition, you'll find Ashgrove Golf Club, Paten Road playground and dog park, popular restaurants, major supermarkets, as well as several childcare and medical centres just minutes away. Public transport is only a stone's throw away, dropping you to the centre of town in under 25 minutes via either the 381 or express 385 bus routes.

Active families will love the easy access to mountain bike and walking trails - and only a short drive to the Enoggera Reservoir, you can enjoy a swim or kayak in a beautiful bushland setting.

This stylish mid-century home in a sought after and central location will appeal to executive couples and families alike. Be quick to contact a member of our sales team to inspect today.

**DISCLAIMER:** The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

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