

**6 Minya Street, The Gap, Qld 4061**



**House For Sale**

Monday, 1 July 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



Jack Dangerfield  
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Stephen Dangerfield  
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## Auction

Welcome to 6 Minya Street, The Gap, a spacious family home that seamlessly blends comfort and functionality, perfectly suited for a growing family. Nestled on a flat, private 594 sqm block in a sought after area, this property is one not to be missed. Key Features Include:

- Contemporary kitchen with views to pool and yard with ample storage plus generous bench space
- Four bedrooms upstairs, three featuring built-in robes
- Fifth room downstairs, currently set up as a bedroom, connected to a two-way bathroom/ensuite
- Family bathroom upstairs includes a bath and separate toilet
- Polished timber floors throughout the upstairs bedrooms and living areas
- Expansive living/dining area with a separate sitting nook and north-facing views from the front balcony
- Large family-sized in-ground pool with brand new chlorinator, pump, and pool cleaner
- Recently refurbished back deck overlooking the pool and yard, ideal for outdoor living
- Fully fenced rear yard, with separate gated access
- Spacious tiled rumpus room opening out to a covered patio and well-maintained gardens
- Additional tiled bedroom/study area downstairs
- Twin garage doors offering flexibility for use as either garage space or additional living area
- Internal laundry with separate access to the rear of the property.
- Large garden sheds providing ample storage space for the gardening and pool equipment
- Large water tank with a new pump

**ABOUT THE AREA:**The Gap is within very easy reach of Brisbane Forest Park with its natural bush land, walking trails wildlife, recreational reservoir and magnificent mountain top views. There are several shopping centres and supermarkets close by, plus restaurants, bars, cafes, parkland, professional services, sporting facilities (including The Gap Health and Racquet Club, Taylor Range Country Club and Ashgrove Golf Course), child care centers and private and public primary and secondary schools all at your fingertips. Located within the The Gap State High and Payne Road Primary School catchments, you also have the highly-regarded Marist College Ashgrove, Mater Dei Primary, Stuartholme and Mount St Michaels all within a short drive. Don't miss out on the opportunity to make this wonderful property your new home, and contact Jack and Stephen Dangerfield direct.