



**SOLD**

## FROM THE MOUNTAINS TO THE RESERVOIR, AT YOUR DOOR.

Set in a natural environment bordering Mount Coot-tha with its bush tracks and mountain bike trails to the Enoggera Reservoir with canoeing and paddleboarding at your door, this low set family home is lifestyle guaranteed. Enjoy the convenience of a well designed efficient home which flows effortlessly from indoor to outdoor and into a private cul-de-sac surrounded by quality homes and direct park access This beautifully maintained home on 600sqm boasts recent updates with elegant interiors and an outdoor entertaining area which enjoys mountain views and cool breezes.

Just some of the many benefits of this home are:

- \* 4 good sized bedrooms, (main with ensuite)
- \* 2 bathrooms
- \* Open plan kitchen/dining area complete with a new dishwasher
- \* Separate formal lounge
- \* Outdoor undercover entertainment area
- \* Double garage with inbuilt storage
- \* Security and flyscreens throughout
- \* Low maintenance manicured gardens
- \* Secure gated grassed areas allowing children and pets to play safely
- \* Garden Shed
- \* 5000 Ltr Water Tank

This home is conveniently located in a premium pocket of The Gap with transport at your door plus convenience to the well-regarded local schools and village hub with many cafe choices and a range of shopping options.

The home is a quality property and offers a wonderful lifestyle to the discerning buyer.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$980,000

OPEN FOR INSPECTION:  
N/A



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal	172sqm
external	36sqm
<b>total</b>	<b>208sqm</b>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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