



SOLD

PRIVATE, PEACEFUL AND PERFECT

Nestled in leafy surrounds, astute buyers will recognise the value in this brick home. On offer here is an already warm and inviting abode on a gently sloping 554m² block with huge potential.

The inherent value of this home resides in its location - it has the advantage of its proximity to the incredible natural reserves that include Mt. Coot-tha, Mt Nebo and Taylor Range. Canoeing at the Enoggera Reservoir also adds to this amazing suburb. At the same time, access to the CBD is easy and only 12kms away. This location very much offers the best of both worlds.

A subtropical garden complements the house and creates a very private outlook. The front entry opens into the living room which is carpeted with large windows, a split-system airconditioner and a wood burning fireplace. Curling up in front of the fire sounds inviting on the cold winter nights to come.

Adjoining the living room is a dining area with a servery opening to the kitchen. The kitchen has slate tiled flooring and has been modernised with dark timber cabinetry, generous bench space, a stainless steel dishwasher and Euromaid stovetop and oven. A skylight ensures that you'll have natural light in abundance when preparing and creating your favourite foods.

The home has three bedrooms, the master with built-in robes. All are carpeted and have ceiling fans, and garden outlooks. The family bathroom offers a shower over bath, and there is a separate toilet.

The laundry provides storage and opens to a large patio that is covered and perfect for entertaining. The fully fenced back garden contains a garden shed and room for a pool if desired. The pretty garden consists of palms, tea tree and other sub-tropical foliage which provides a peaceful yet low-maintenance oasis.

There is a long driveway and single carport. An easy conversion would provide undercover parking for at least 2 cars, although parking on the street is easy.

Located within walking distance to local schools, parklands, cafes, and public transport, and just 12km to the CBD, this address combines convenience with serenity. Nature lovers will adore this home which offers a rare chance to secure lifestyle and location in one smart move.

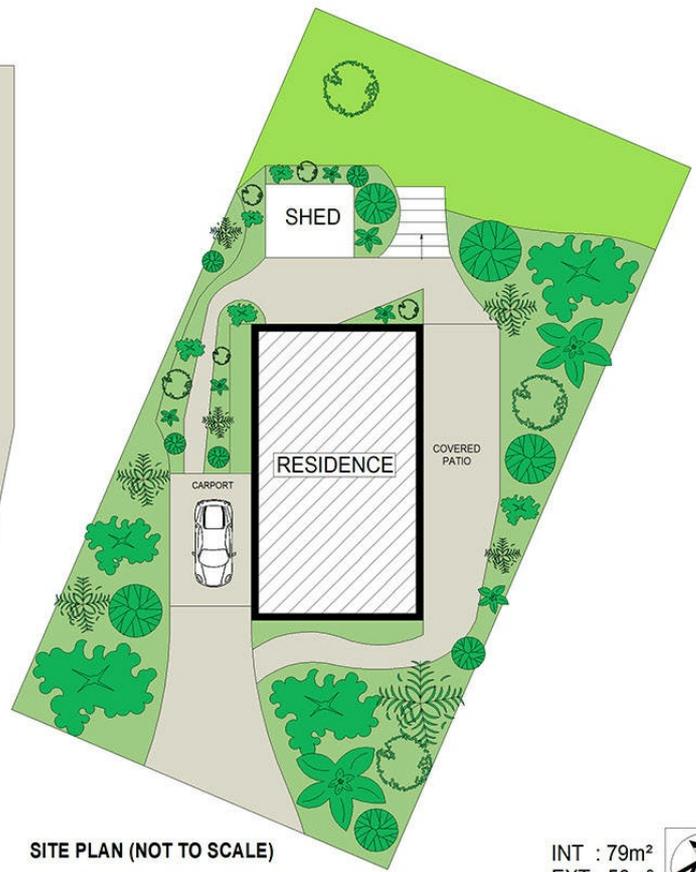
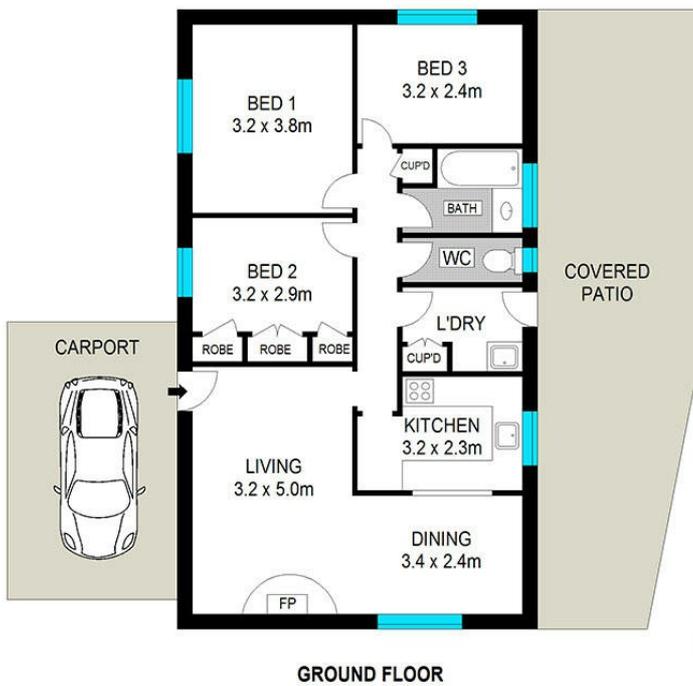
3 BED | 1 BATH | 1 CAR

PRICE:
\$1,000,000

OPEN FOR INSPECTION:
N/A



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Scale in metres. Indicative only. 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.

INT : 79m²
EXT : 56m²



43 Warruga Street, The Gap

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.