

12 Barkala Street, The Gap, QLD, 4061

LOYLE

House For Sale

Monday, 18 November 2024

12 Barkala Street, The Gap, QLD, 4061

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



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Renovated family home at the Mt Coot-tha Foothills

This much adored family-ready home features light-filled interiors complemented by modern finishes and a functional floor plan suited to the bustling family. Bordering Ashgrove, this elevated 635sqm block enjoys close proximity to parks, nature trails, The Gap Village Shopping Centre, fantastic schooling and frequent public transport links to the CBD.

The thoughtfully designed home and landscaped gardens highlight the block's elevated hillside outlook with glimpses through the treetops to the Taylor Range bushland to the north, and Mt Coot-tha Reserve to the south. While the spectacular natural setting is a wonderful feature, the home's sophisticated mid-century design and beautifully maintained interior will fill you with awe and delight.

You will be impressed by the beautiful, polished hardwood floors, classic gabled ceiling and spacious living upstairs. Large glass sliding doors connect these areas to a massive wrap-around deck with stunning bushland views - you really do feel like you're relaxing amongst the treetops! Sunset drinks and barbecues will never be the same. The large and modern kitchen has plenty of storage, stainless steel appliances and stunning finishes and fixtures to make hosting a breeze.

Down the hall are three generous bedrooms, each with fans, built in robes and two with air-conditioning. The well-appointed family bathroom has undergone a full makeover with walk in shower and freestanding bath tub, a separate toilet rounds out the top level of the home.

Descend the internal stairs through the light filled stairwell, you'll land on the lower level with another two bedrooms and workshop/storage area. The spacious lower level also offers endless possibilities currently set up as a huge rumpus/kids' zone, this handy area has also been used as a contained living space for visiting family requiring an additional bedroom. Otherwise, an enormous home office with its own entry, adjoining outdoor entertaining area.

The generous internal laundry and second bathroom are located on this level and have also undergone extensive renovations with new fittings and finishes creating the potential for comfortable dual living opportunities. The enormous laundry has been previously used as a kitchenette, with sink, drawers, plenty of bench space and storage. There is even room for a fridge!

The outdoor areas provide the perfect backdrop for summer pool parties and family gatherings. Flat yard space in The Gap is not easily attainable, coupled with a salt-water in ground pool; you will have no trouble keeping the kids and pets entertained all year round! We are also walking distance to some of the best hiking trails South East QLD has to offer and bike paths connect you easily to Ashgrove's GPS rugby and cricket grounds and Paten Road dog park and playground in The Gap. Leave the car at home and walk to the nearby Ashgrove Golf Club too!

QUICK FEATURES

- * Upper level with 3 generous sized bedrooms, all with built-in storage and leafy, private views. Bedroom 3 also has access to its own deck at the rear, which overlooks the pool.
- * 2 generous bathrooms.
- * 1 large living area upstairs with North/East views, and another room downstairs (please note, not quite 2.4m in height) that has been previously used as another living option. Both of these areas have adjoining outdoor entertaining areas.
- * New Colorbond roof with extra thick roof insulation
- * Modern kitchen with quality stainless steel appliances.
- * Split system air conditioning and fans throughout.
- * Hardwood timber flooring, charming gabled ceilings and light fixtures reminiscent of the mid-century aesthetic.
- * Sparkling in ground salt-water pool with gazebo sitting area.
- * 10kW solar power system and water tank to ease the bills.
- * Large concrete area behind a secure gate perfect for riding bikes, skateboarding and shooting hoops!
- * Plenty of outdoor storage with the garden shed and additional tool shed located at the rear.

On top of these incredible list of features, you'll have close access to some of the BEST schooling on offer including Ashgrove State School, Marist College Ashgrove, Mt St Michaels and The Gap State High.

If you haven't discovered what is so amazing about this beautiful pocket of Brisbane, we would love to show you more! Rarely does the opportunity arise to find such an immaculate and charming family home come onto the market in this pocket of The Gap. You won't want to miss out on inspecting this stunning property.

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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