

**37 Clare Place, The Gap, Qld 4061**

**House For Sale**

Wednesday, 8 January 2025



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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## Auction

Welcome to 37 Clare Place, The Gap. Positioned in one of the area's most desirable locations, this impressive executive family home offers an outstanding lifestyle for you and your family to enjoy. Set on an elevated 800m<sup>2</sup> block, the property captures refreshing breezes and breathtaking, uninterrupted north easterly views over the suburb through to the mountains beyond. With its perfect combination of privacy, space, and family-friendly design, this home truly provides an exceptional living experience. As you step through the formal entry, you'll be immediately struck by the home's spacious and light-filled design. Carefully crafted to take full advantage of its elevated position, this home offers a versatile mix of living spaces to suit any occasion. With a large family room, separate dining area, and a rumpus room at the rear, it provides plenty of room for the whole family to spread out and enjoy. Thoughtfully designed with family living in mind, this home ensures ample space for relaxation, entertainment, and everyday comfort. Central to all living area is a modern kitchen, complete with stone and timber countertops and quality appliances, including a large 90cm upright cooker with ceramic cooktop and range hood, and a dishwasher. With abundant bench space and storage, this kitchen is perfectly equipped for all your culinary needs. Step outside to discover the truly remarkable outdoor entertainment areas. Whether you're hosting a barbecue or simply relaxing with family, the large alfresco spaces capture the beauty of the surroundings, offering comfort, stunning vistas across the suburb and complete privacy. The master suite is positioned at the front of the home, perfectly perched to capture stunning views over the suburb. A true retreat, this generous room comes complete with his and her walk-in robes and an adjoining ensuite, providing both comfort and luxury. The remaining three bedrooms and a separate home office are located at the rear of the home, each overlooking a central courtyard. These rooms are also generously sized and come complete with air conditioning, built-in robes, and plenty of natural light. Practical features abound, including air conditioning throughout all the homes living and bedrooms for year-round comfort, gated entry for added security, and a separate laundry room with direct access to the drying area. The home offers ample storage throughout, and a remote-controlled double lock-up garage with additional off-street parking space, perfect for family vehicles or guests. Located within the catchment areas for The Gap State School and The Gap State High School, the home also enjoys easy access to public transport, making commuting a breeze. The Gap Village Shopping Centre, Great Western Super Centre, and Bunnings Warehouse are all just a short drive away, providing access to Coles, Woolworths, Aldi, and a variety of boutique stores, cafés, and essential services. Offering easy access to an array of outdoor activities, perfect for nature enthusiasts. Just moments from your doorstep, you'll find a network of scenic walking trails and mountain biking paths, with direct links to the D'Aguiar Park trail network. Whether you're enjoying a leisurely bushwalk or an exhilarating mountain bike ride, you'll be immersed in the natural beauty of the area. Additionally, the nearby Enoggera Dam and Walkabout Creek offer a fantastic spot for swimming, recreation, and wildlife watching, providing endless opportunities for relaxation and adventure in a stunning natural setting. This home at 37 Clare Place is a rare offering in one of the most sought-after streets in The Gap. If you're looking for a family home with space, stunning views, and an incredible lifestyle, this is one you won't want to miss. For more information or to schedule a private inspection, please contact us today.