

Moorooka, 35 Gaba Tepe Street

GORGEOUS QUEENSLANDER ON GABA TEPE

Offered to the market for the first time in 44 years, this triple gabled Queenslander at 35 Gaba Tepe St is ready for the next family to call this property home. With beautiful street appeal, framed by a Jacaranda tree, this home enjoys an elevated, north facing outlook.

The moment you walk through the white picket gate you are welcomed by the charm and character of yesteryear. Enter the home via the front veranda, the perfect place to capture the natural northerly breezes & watch the world go by. Through the front door, the separate entry offers a place to hang your hat or school bag. Greeted by high ceilings, VJ walls & casement windows; this property has an instant warmth and feels like home. The open plan living and dining offers ample space for the oversized furniture, with a second TV room to the back of the home. Under the carpets lie timber floorboards, ready for the next owner to uncover.

The spacious kitchen has been updated with great bench space, breakfast bench, gas



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For Sale
OFFERS OVER \$1,549,000

View
l.jhooker.com.au/1E72H31

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cooktop, dishwasher & ample storage. There is a large, covered back deck flowing from the kitchen & TV room, creating the perfect indoor-outdoor living.

With three oversized bedrooms on offer. The air-conditioned main bedroom is positioned to the front of the home with a window seat & French doors through to the sleepout offering the perfect space to add an ensuite or walk-in robe. The tidy bathroom offers a shower over bath with a toilet. There is also a power room.

The backstairs lead to the real bonus of the home with a large multi-purpose room, ideal for a home office, billiard room, or rumpus. This level also has its own bathroom, which sits beside the laundry. You could convert the laundry over to a kitchenette/laundry combination to have a self-contained level.

What many will love most is the large, 759sqm block with a 23m frontage. There is plenty of room to park the caravan, work vehicle, boat, or extra cars off the street, or add a double carport if needed. For those wanting the large family home, you could easily raise the home or extend to the side.

Notable features of 35 Gaba Tepe at a glance:

- Large 759sqm block with a 23m frontage
- Fully fenced with established gardens, framed by the Jacaranda tree
- High ceilings, VJ walls & ceilings, casement windows & wooden floorboards under the carpets
- 3 good sized bedrooms with a large sleepout
- Main bedroom is air-conditioned with a window seat & French doors through to the sleepout offering the perfect space to add an ensuite or walk-in robe
- Tidy bathroom with shower over bath & toilet
- Power room on the upper level
- 2nd bathroom on lower level
- Modernised kitchen sits to the back of the home with great bench space, breakfast bench, gas cooktop, dishwasher & ample storage
- Large entertainment deck to the back plus a spacious front veranda
- Multi-purpose room under the house with bathroom & room to add a kitchenette
- Great storage under the house with workshop, laundry & carport
- Room to park the caravan, work vehicle or boat off the street
- Moments to Moorooka shopping precinct with speciality shops & Woolworths
- Within minutes of multiple bus routes and Moorooka Train Station
- With easy access to universities, hospitals & the QLD tennis centre
- School Catchments for Moorooka State School and Yeronga State High School
- Quick access to the CBD

Call Jane Elvin or Nick Morrison to discuss this outstanding opportunity further.



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More About this Property

Property ID	1E72H31
Property Type	House
Land Area	759 m ²
Including	Study Air Conditioning Deck Dishwasher Floorboards Workshop Fully Fenced

Jane Elvin 0408 344 417

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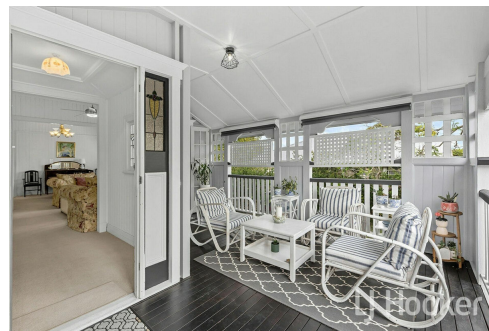
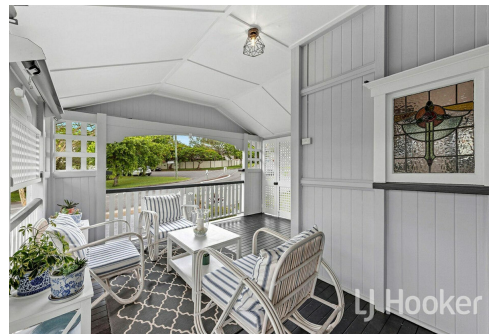
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35 Gaba Tepe Street, Moorooka

Internal 190m² | External 56m² | Carport 22m² | Total 268m²

3 Bed 2 Bath 2 Car

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FAST FOCUS | Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.

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