





18 Mahomed Street, The Gap

# Individual Style

Built in the 1970s with all the style and character of the era yet has perfectly met the needs of a large family throughout the decades.

High raked ceilings and architectural vertical windows are a feature in the main living area along with a fabulous, full-height stone fireplace with built in, wood burning slow combustion heater. This cosy room sets the scene for the cooler winter months to follow.

At the rear of the living area is another full-width family room, perfect as a games or hobby room or just extended family living. Reminiscent of the 70s is a built-in entertainment bar off to the side of both living areas.

Two of the four bedrooms are positioned at the front of the home with another kids TV/playroom located between the bedrooms and the kitchen.  So much space! One other bedroom or study is adjacent to the stairwell while the main bedroom suite is in a league of its own upstairs complete with ensuite bathroom, built-in robes and a convenient, well designed storage room.

The main bathroom has had a full renovation and is within easy access to the minor bedrooms. The galley-style kitchen has a natural gas cook top and a fan forced electric oven. It's position in the central

4 2 2

**FOR SALE**
$545,000

**AGENTS**
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Interested parties must rely solely on their own enquiries.

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hub of the home is convenient to all family areas and extends into the European designed laundry with access to the outdoor drying area.

There is ducted evaporative air conditioning as well as split systems in three of the rooms ensuring comfort living all year round.

A semi enclosed outdoor entertaining area extends along the southern side of the home with access from both the laundry and the rear family room. There is a handy workshop as well as a large front carport with built-in storage.

The home is fully fenced with a driveway and pedestrian gates.

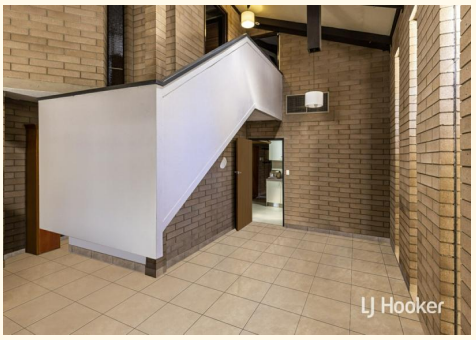
- High raked ceilings, architectural vertical windows
- Formal living, family room as well as kids TV/playroom
- Galley style kitchen, natural gas cooktop, electric oven
- Three-bedroom downstairs, main bedroom suite upstairs
- Renovated family bathroom, easy access to minor bedrooms
- Workshop at the rear, double carport at front
- Secure fencing all round, secure pedestrian gate

Council Rates: $2,279.10 p.a.
Achievable rental approx: $750 p.w.

## MORE DETAILS

| | |
|---|---|
| Property ID | 29SVFD5 |
| Property Type | House |
| Land Area | 905 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Evaporative Cooling |
| | Dishwasher |
| | Outdoor Entertaining |
| | Workshop |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Internal laundry |
| | Fireplace |













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