

Sold



18 Kalimna Street, The Gap



## Motivated Sellers - Distinctive, Devine and Daringly Different

18 Kalimna Street, The Gap is a stylish family hide away close to the city. The current owners built the home in 1962-1963 and have adored living here ever since. The time has come to downsize and head into care so this one is hitting the market for the first time ever. The home is original, spacious and features mid century modern charm. Perfect for those starting out, looking to put their own on stamp on a property or even those who appreciate the well-built classics. The home is tidy and move in ready now.

Sitting pretty in an elevated 622sqm block with views out to Mount Coo-tha this one is ripe for a new family to love it as much as they last. Best of all the street is quiet, treelined and close to everything

The home features:

3 2 2

622 m2

**Price** SOLD for  
\$900,000

**Property Type** Residential

**Property ID** 1926

**Land Area** 622 m2

### Agent Details

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## Upstairs:

- Welcoming North facing front porch. Great for watching the street pass by and soaking in the cool breezes.
- Large open plan lounge and dining with cathedral ceilings and ornate timber panels. This room is air conditioned and flooded with natural light through the floor to ceiling glass windows and doors. Out the rear of the lounge are views across the suburb and to Mt Coot-tha.
- The kitchen also has views across to the mountains. There is ample storage and practical bench space, a ceramic cooktop, double fridge cavity, wall oven, dishwasher and a large pantry.
- 3 larger than average bedrooms with built in robes
- Family bathroom with a shower and vanity basin with good storage. The toilet is separate

## Downstairs:

- Rumpus room. Great for the mancave, pool room or kids play area
- Built in bar
- Internal laundry
- Bathroom with a shower and toilet
- 2 car lock up garage. One side is extra-long and has drive through access into the backyard
- Lots of storage space under the home – great for the home workshop

## Extras:

- Inground pool with pool blanket
- Covered entertainment area overlooking the pool
- Landscaped gardens and backyard with room for the kids and pets to play
- Elevated 622sqm block

Located close to shops, public transport, and minutes to

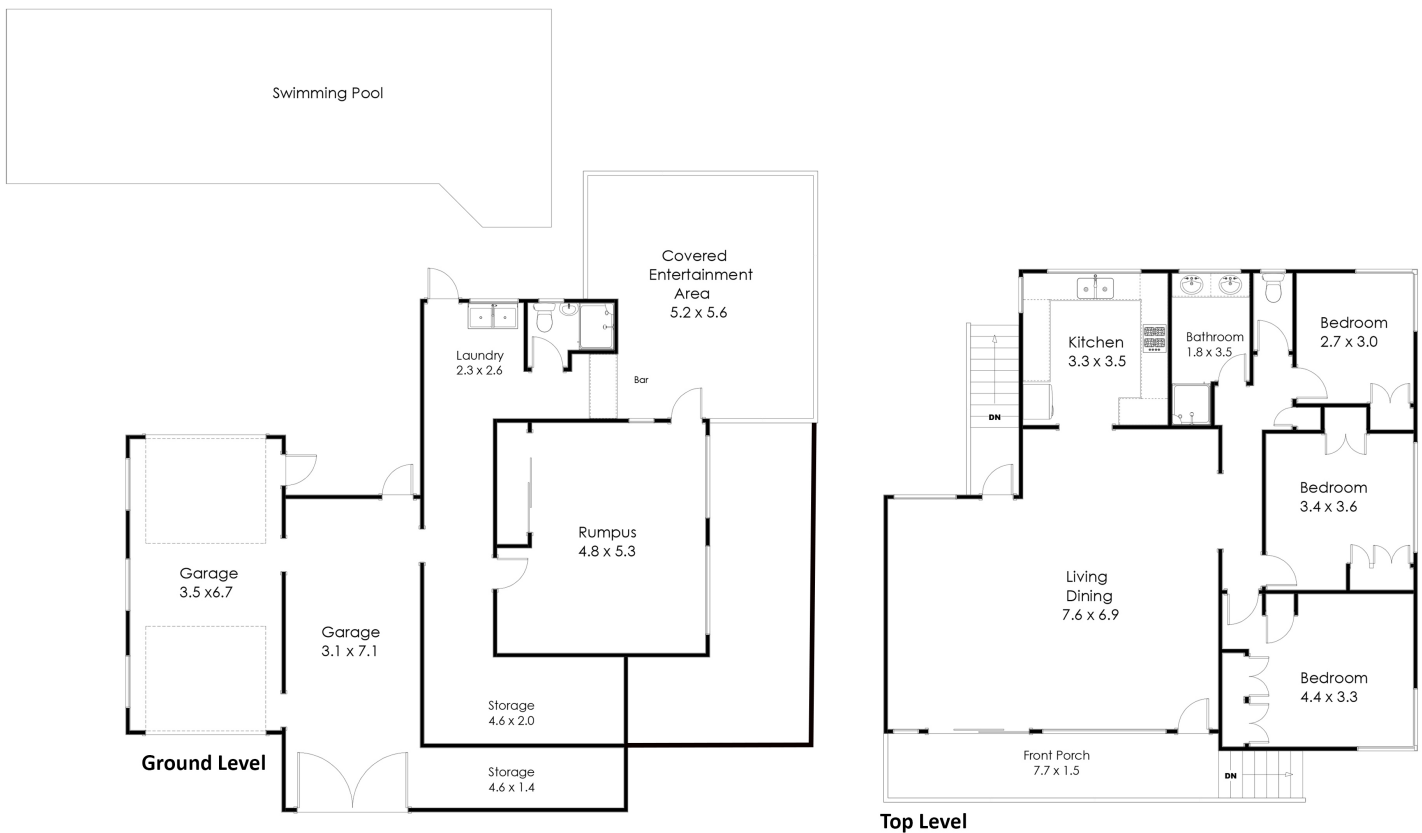


bushland tracks and parklands this one is perfectly positioned for convenience. For families it also sits in the catchment for Payne Road State School and The Gap State High School.

This one is a rare find - The classics never go out of style!

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.

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**18 Kalmina Street The Gap 4061**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows rooms and any other items and structures are approximate and no responsibility is taken for any error, omission or mis-statement. Bathroom and kitchen fittings, cupboards and door types and laundry appliances and windows are taken and approximate the actual fitting installed.

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