

# 10 Bramwell Bend, Googong, NSW 2620

## House For Sale

Thursday, 30 May 2024

10 Bramwell Bend, Googong, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 476 m2

Type: House



Gavin van Zyl  
0262971744



Bodene Marshall  
0262971744

**\$1,000,000 - \$1,050,000**

White Rhino Property is thrilled to introduce this stunning four-bedroom home to the market! From the moment you enter, the striking stone feature wall and modern wainscoting in the bedrooms, enhanced by a tasteful color palette, promise to impress. The functional layout combines open living spaces that ensure comfortable family living. With ample room for everyone, this home includes four spacious bedrooms, a large open family room, a formal lounge, study nook, a stylish kitchen & two modern bathrooms. The master bedroom suite is a true retreat, complete with a walk-in wardrobe and a luxurious ensuite. The ensuite features a floating vanity with twin basins & a walk-in shower. The three additional bedrooms are equipped with built-in mirrored robes and ceiling fans & they share an ultra-luxe bathroom with a vanity, bath, & shower adorned with feature tiles. The gourmet kitchen is perfect for entertaining, featuring a chef's oven, gas cooktop, ample bench space & a walk in pantry. The large breakfast bar & stone benchtops add to the kitchen's appeal. The kitchen seamlessly flows into the open-plan living and dining area, which extends to the undercover tiled alfresco area. This private outdoor space is perfect for relaxing and entertaining guests, overlooking child-friendly gardens. Located on the quiet, established Bramwell Bend, this superb home is conveniently close to the IGA, shopping precinct, Googong Public School, Club Lime, and numerous parks. It is well-positioned to take full advantage of all that Googong has to offer.

**Features:** Master with ceiling fan, walk-in robe & ensuite  
Ensuite with double vanity & rainfall shower  
3 bedrooms with mirrored built in robes & ceiling fans & electric roller blinds  
Large open family/dining room  
Formal lounge/rumpus room  
Kitchen with walk in pantry  
Stone benchtops & glass splash backs  
900mm gas cooktop & oven  
Dishwasher  
Covered alfresco with feature wall  
Laundry with external access walk-in linen cupboard  
Study nook  
Sound proofing in master, bedroom 2 & media room  
Ducted heating & cooling  
Double garage with internal access  
Landscaped garden with artificial lawn  
Garden shed

Rented until April 6th, 2025, at \$820.00 per week, this property is a prime investment opportunity. If you're looking for a home that seamlessly blends style, space, and functionality, 10 Bramwell Bend, Googong, is the epitome of modern living. Arrange a viewing today and experience the unique allure this property has to offer.