

# 13 Easterbrook Place, Gowrie, ACT 2904



## House For Sale

Thursday, 8 February 2024

13 Easterbrook Place, Gowrie, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 773 m2**

**Type: House**



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## Auction

Impeccably maintained and serenely situated, 13 Easterbrook Place provides a sanctuary of calm for the family, and will impress from start to finish with its stunning gardens that offer a shady space for entertaining and play, its attractive layout and bright living zones, its meticulous modern finishes and its contemporary tones. Positioned at the bowl of a quiet cul-de-sac, this home enjoys the serenity of a lush native reserve on one side, offering a tranquil backdrop to your daily life. Located in a well-connected neighbourhood, you'll also find everything you need just moments away, from local shops to the Erindale Shopping Centre, quality schools, parks, and arterial roads that seamlessly link Tuggeranong, Woden, and the CBD, ensuring a short commute to wherever you need to go. Situated on a generous 773m<sup>2</sup> (approx.) flat block, this property presents excellent potential for future extensions, allowing you to tailor the home to your evolving needs and desires. Inside, you'll discover an interior ready to switch between formal entertaining or relaxed family living with absolute ease. Flowing from the entry foyer, a formal lounge room is accompanied by plantation shutters. From here, a dining area continues into the superbly equipped kitchen that flaunts stone benchtops, premium stainless steel appliances, and abundant cabinetry; creating a joy to cook in. Then after a long day, find solace in the cozy meals/family room with a mirrored built-in entertainment unit and where sliding door access is given to the alfresco area, harmoniously merging indoor and outdoor living and forming a grand entertainment hub. Outside, the expansive backyard beckons with its spacious deck area covered with Laserlite, before stepping down onto the lush lawns, where manicured hedges and trees create a delightful green boundary and vegetable patches provides an easy, satisfying, fun and healthy way to cultivate your own produce. Offering plenty of room for the growing family, the three bedrooms are each complemented by the convenience of built-in robes. Both the family bathroom with shower featuring both a rain shower head and hand shower system, and modern laundry are pristine and generously proportioned. Additional features include a Daikin electric ducted reverse cycle system for year-round comfort, a newly installed Rheem continuous flow gas hot water system, a 6.6kW solar system contributing to lower electricity bills and decreased carbon footprint, stain-resistant carpets and hybrid vinyl plank flooring to withstand life's messiest moments, a double carport and additional off-street parking for your guests. Guaranteed to garner significant interest, a prompt inspection is advised. Join us for a tour today. EER 1.0

**Why this home is solely for you:**

- \* Exuding warmth and charm this three bedroom, single bathroom residence positioned at the bowl of a cul-de-sac, with lush native reserve on one side\*
- \* In a well-connected neighbourhood with local shops, Erindale Shopping Centre, quality schools, parks and arterial roads that link Tuggeranong, Woden and the CBD, only a short commute away\*
- \* Generous 773m<sup>2</sup> (approx.) flat block, showcasing excellent potential for future property extensions\*
- \* Beautiful street appeal enhanced by manicured gardens with stunning established plants\*
- \* House size: Residence - 121.76m<sup>2</sup>; Enclosed carport/shed - 66.25m<sup>2</sup>\*
- \* Light filled living in the form of an elegant formal lounge and plantation shutters to the front of the home, and an adjoining dining room\*
- \* A vast open family room in the heart of the home with a large mirrored built-in entertainment unit, boasts sliding door access to the alfresco area\*
- \* The central and well-configured kitchen, that any home chef would be delighted to cook in, features expansive 20mm stone bench tops, an island bench with convenient breakfast bar, ample white cabinetry tied together by dark tiled splashbacks, a dedicated microwave hutch, generous fridge space, and quality stainless steel appliances including a Vialti wall-mounted oven, a SMEG gas cooktop, and Dishlex dishwasher\*
- \* The three bedrooms are strategically arranged for maximum privacy and feature the added comfort of carpeting and built-in storage\*
- \* The family bathroom has floor-to-ceiling tiling, a shower featuring both a rain shower head and hand shower system, a bath, a good sized vanity and a toilet with concealed cistern\*
- \* The laundry offers ample space for appliances, built-in storage and an external door\*
- \* Never feel too hot or cold with a Daikin electric ducted reverse cycle system (installed 2018)\*
- \* Never run out of hot water with a newly installed (2023) Rheem continuous flow gas hot water system\*
- \* Stainmaster carpets and hybrid vinyl plank flooring laid in 2018 - built to withstand life's messiest moments\*
- \* Security screens to all windows and doors contribute to enhanced safety and peace of mind\*
- \* Quality window treatments with roman blinds in the bedrooms and plantation shutters to living\*
- \* A 6.6kW solar system (installed 2021) contributes to lower electricity bills and a decreased carbon footprint\*
- \* The re-tiled and painted roof, completed in 2021, brought a transformative touch to the home\*
- \* The rear garden showcases a spacious deck area covered with Laserlite, visible and accessible from the family/meals/kitchen section. This setup allows parents to oversee children or effortlessly host social gatherings during warm summer evenings\*
- \* Two awnings on the deck serve to further protect the home from overbearing sun rays\*
- \* A paved open air alfresco zone then leads out to the huge backyard; a children's play haven that boasts substantial room for home extension\*
- \* Manicured hedges create a delightful green

boundary around the lush grass\* A separate vegetable garden provides an easy, satisfying, fun and healthy way to cultivate your own produce\* Maintain a more organised living space by utilising your storage room/garden shed equipped with power - could be utilised as a hobby room/studio\* A 3002L water tank and pump in the back yard ensures a reliable water supply for gardening needs\* A colorbond slat gate has been installed in order to enclose the double carport, providing additional security for vehicles\* A lengthy driveway provides ample off-street parking space