

**13 Kingsbury Street, Gowrie, ACT 2904**



**Sold House**

Friday, 11 August 2023

13 Kingsbury Street, Gowrie, ACT 2904

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



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**\$855,000**

Auction Location: On Site This property offers some key features that buyers consistently look for and, in this market, where high quality homes are in short supply, it will certainly not last long. Are you looking for a well-maintained home in a highly regarded suburb? Are you looking for a family home with North facing living areas? Are you looking for a low traffic street that is still close to amenities? Are you looking for a kid friendly backyard and good schools within walking distance? Gowrie always features highly in the Tuggeranong Region median house price rankings and for good reason given its proximity to the Erindale Shopping Precinct as well as good quality schools such as Holy Family Primary School, Gowrie Primary, Trinity Christian School, and MacKillop College. Set in a loop street, this 132m<sup>2</sup> home offers three bedrooms, two bathrooms and two carports as well as multiple living areas on a 739m<sup>2</sup>, relatively level, block. The main lounge and dining area is saturated in North facing sunshine and has a wonderful feeling of space created by the high, raked ceilings. The kitchen overlooks a meals area or second family room and out to the established backyard. The master bedroom is segregated from the other bedrooms and benefits from a walk-through robe and ensuite. Young families will be drawn to this house because of liveability and convenience. Other Features: • Gas furnace plus reverse cycle split system • Wardrobes in all bedrooms • Good size backyard for kids and pets alike • Long driveway with two carports and storage shed • Construction - Timber Truss Roof and concrete slab floor • Just a few minutes' walk to either Gowrie Primary or Holy Family Primary Schools • Very close to Gowrie Playing Fields and Gowrie local shops Facts & Figures: • Living size 132m<sup>2</sup> • Carport & Shed 33m<sup>2</sup> • 2nd Carport 17m<sup>2</sup> • Block 739m<sup>2</sup> • Rates \$2465 per annum • Land Tax \$3,383 per annum (if rented out) • Land Value \$454,000 • EER 1.5 stars Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.