

# 13 Wray Place, Gowrie, ACT 2904

MY MORRIS

## House For Sale

Thursday, 13 June 2024

13 Wray Place, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Sandy Morris

0420380895

**\$990,000+**

My new owners will love: My tri level offering with magical views  
My new floor covering and paint throughout  
My flexible floorplan suitable for a variety of family living arrangements  
My quiet location in the company of other quality property  
In an elevated and super quiet location is this gorgeous four bedroom ensuite plus rumpus tri level home. With fabulous flexibility in the floorplan and just under 200sqm of internal space, you can live upstairs and rent the downstairs area out or use the whole home for a variety of living situations. New floor coverings have been installed and the owner has just had the home painted internally. Upstairs, there are two separate living areas, with a feature gas fireplace to the family room and it and the lounge room have sliding door access to the balcony with magical views. The kitchen has been updated to include an island bench, it is decorated in modern tones and there are quality appliances. The centre of the home has two bedrooms including the main with walk in robe and ensuite bathroom and a child's bedroom, nursery or work from home space. On this level there is also internal access from the double garage with auto door. Downstairs, you are greeted with another two bedrooms, rumpus and laundry which has been designed to also house a kitchenette if you wanted to rent this area of the home separately. Externally, the oversized swim spa will be a delight of all in the family. The garden is large enough for children and pets to play and there is ample off street parking options.

Sales specifics: Living size: 199.6m<sup>2</sup> (approx.) Carport and shed: 41.70m<sup>2</sup> (approx.) Year built: 1990 (approx.) EER: 1.0 UV: \$460,000 (2023) Land Tax: \$4146 p/a Rates: \$2673 p/a

Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.