

**147 Gorman Drive, Googong, NSW 2620**

**VERV**

**Sold House**

Thursday, 9 November 2023

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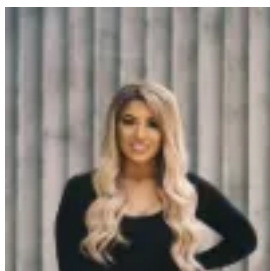
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 493 m2**

**Type: House**



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**\$1,350,000**

An architectural masterpiece, with designer inclusions and finishes, this truly magnificent residence is welcomed to the market. By far, one of Googong's finest designs, this is a home of breathtaking proportions, impressive finishes and designer inclusions, each set upon a clean, luxuriously warm toned palette, and nestled within one of the suburbs prime locations. The home has been carefully designed to provide a strikingly modern façade with timber panelling, exposed brick and rendered finishes to give a truly appealing and impressive look. The carefully planned and designed home was constructed for the ideal entertaining residence, seamlessly connecting indoor living to large outdoor entertaining, this will be the home to host all those birthdays, parties, dinners, and family gatherings. Number 147 is a gorgeously appointed new four-bedroom home plus 1 bedroom studio, which equals 5 bedrooms, 3.5 bathroom home in the heart of Googong, meticulously designed and set over 345m<sup>2</sup>. Gorman Drive delivers a home with three large separate living areas, tinted windows, marble look porcelain tiles and spacious and gorgeous outdoor entertaining area to just name a few features! A stunning segregated master bedroom with walk-in-robe with custom joinery, designer ensuite with free floating double vanity unit, stone benchtops and finished with floor to ceiling tiles, plus four additional well-proportioned bedrooms three with built-in-robos, one with a study nook and walk in robe. The Studio apartment is fully self-contained separate to the main house, fully furnished and equipped with bathroom, European laundry, fully functional kitchen and separate bedroom with built in robe. Located in the popular Googong estate, a popular township with excellent infrastructure within the area, including IGA, Googong Sports and Aquatic Centre, Anglican and public Schools, Gorman & Co, rapidly increasing amenity, and numerous parks, walking trails and bike paths. Walking distance to the Googong Town Centre. Features include:- Large open plan kitchen with walk in pantry- Soft closing kitchen drawers- Omega appliances- Gas cooking- LG fridge- Smeg dishwasher- Panasonic microwave- 4x kitchen skylights- TV in lounge room- Floor to ceiling curtains in living areas- Block out blinds in the alfresco- BBQ with rangehood in the alfresco with Natural gas connection- Outdoor heating- Three downstairs bedrooms- Built in robes to bedroom three & four- Walk in robe to bedroom two- Guest powder room with a feature wrap around mirror- Main bathroom with shower and free standing bath- Built in study nook with storage- Separate laundry- Double pull-out laundry basket- Doggy door entry to laundry- Reverse cycle heating and A/C cooling(3 zones)- Water feature to courtyard- Automatic watering system- Garden lighting- Oversized garage with storage shelves and understairs storage- Storage shed with power- Immaculately presented and maintained gardens- 5x Wireless security cameras- Tinted windows- Designed by Studio56 Building Design, built by APA homes

Upstairs- Master bedroom upstairs with large ensuite and walk in robe- Parents retreat- Ensuite with floor to ceiling tiles- Large double vanity- Ceiling fans in bedroom and sitting room- Automatic blinds- Laminated timber look stairs

Studio- Tenanted until the 31st January 2024 for \$400 p/w- Can be separately metered- Own AC system- Separate entry- Laminate timber look flooring- Split system in main area- Bedroom with built in robe- European laundry- Generous main bathroom- Omega electric cook top- Omega oven- External ducted rangehood- Tiled splash back- Fully furnished- North facing- Mountain views

Block size: 493m<sup>2</sup> Under roof area: 345m<sup>2</sup> Studio rent: \$400 p/w Rates: \$3,992.66 per annum