

# 156 Gorman Drive, Googong, NSW, 2620

## Sold Townhouse

Tuesday, 18 July 2023



THE  
PROPERTY  
COLLECTIVE

156 Gorman Drive, Googong, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## **NO BODY CORPORATE NO STRATA**

**3 BED, 2.5 BATH, 2 CAR**

**\$695,000 - \$710,000**

This modern, freestanding home offers luxury living without compromising on simplicity, making it ideal for downsizers, professional couples, and investors seeking decadence.

Nestled behind a private fence, this corner property boasts a beautifully landscaped courtyard, off-street parking, and light-filled modern interiors that exude an air of sophistication.

Neutral tones and tiled flooring create a sleek, contemporary aesthetic throughout the practical floor plan spread over two levels. The lounge basks in morning and north sun, while the light-filled open-design meals and living hub features a sleek stone breakfast bar with a waterfall design, highlighting its modernity. The kitchen also impresses with generous drawers and cupboards and quality Bosch appliances, including oven, cooktop, and dishwasher.

Upstairs, sun-drenched bedrooms present impressive outlooks and built-in robes. The main bedroom features a great ensuite and a balcony capturing morning sun. The matching family bathroom provides a vanity, shower, bath tub, and toilet.

Entertaining is a breeze with easy access to the open-air patio area from the double auto garage that also provides storage and workshop space. Additional features include a 6.6KW solar panel system, instantaneous hot water, ceiling fans, split system in the main bedroom, water tank, and a laundry tucked away under the staircase, including a downstairs toilet with vanity/wash basin to service the main living area.

### The Perks:

- 6.6kw Solar System with 20 Panels
- Ethernet wired throughout
- Downlights throughout and surround sound in the lounge room
- Downstairs toilet
- A wrap-around courtyard
- Double auto garage
- Crimsafe Screen Doors on the lower level
- 4 Security Cameras

### The Numbers:

- Internal size: 137m<sup>2</sup>
- Block Size: 250m<sup>2</sup>
- Rates: \$3,187 per year (approx.)
- Current Market Rental: \$700 per week

Don't miss your chance to view this outstanding property.