

**16 Conway Place, Gowrie, ACT 2904**

home by holly

**House For Sale**

Friday, 1 March 2024

16 Conway Place, Gowrie, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 988 m2**

**Type: House**



Rick Meir

0491850701

## Auction 2:00pm Saturday 23 March

Retreat to your own private sanctuary with this gorgeous three-bedroom home nestled in a serene setting, that showcases a desirable combination of style, location, and convenience. Tucked away from the street, this appealing home on a quiet block backs onto a reserve with picturesque walking trails providing you enviable proximity to playgrounds, schools, local shops and barista coffee, all within a leisurely stroll. The home itself is beautifully styled with the current owners making improvements to allow the new owners to move in and enjoy. Upon entry, you'll discover beautifully presented interiors and a fabulous northerly aspect that welcomes abundant natural light, creating a warm and inviting atmosphere. Boasting intuitive design, the floorplan offers generous proportions with a choice of living spaces, and three sizeable bedrooms thoughtfully segregated to ensure both privacy and functionality. With seamless indoor/outdoor integration to an impressive (988m<sup>2</sup>) block, the fully fenced backyard provides an ideal backdrop for relaxation, entertainment and play. The lovely established gardens complete with a fire pit and pergola, set the scene for memorable gatherings with family and friends. Featuring contemporary inclusions, this excellent single-level home also boasts zoned heating and cooling to ensure year-round comfort, dishwasher, ample storage, plenty of off-street parking, and secure single-car accommodation. This home will delight young couples and families alike, with its proximity to urban necessities as well as being a stone's throw away from local schools and shops, backing onto parklands, with a family-friendly neighbourhood. With the added appeal of being in a superb loop street, away from traffic, this property promotes ease of living and the ultimate lifestyle package. To arrange an inspection or for further details contact Rick and Tina Meir on 0408 588 770. Instagram @rickandtina.meir. agents features: .exceptional location adjacent to reserve. within minutes walking distance to local shops and Gowrie Primary School (close proximity via pathways and underpass without crossing road). beautifully nestled in a tree-lined loop street, set well away from the road. direct access from garden to picturesque walking trails and local playground. immaculate presentation. northerly aspect to living. seamless indoor/outdoor integration from family room to outdoor entertaining. paved and covered spacious outdoor alfresco entertaining that leads to a large sandstone firepit and a huge, enclosed backyard; a child's play haven with substantial room for home extension. newly installed app-controlled ducted (zoned) heating and cooling. electric cooktop and oven. app controlled dishwasher. fully fenced backyard. single car accommodation plus additional parking. established gardens and large, separate vegetable patch with irrigation system. well-connected neighbourhood, close to schools and Gowrie shops, Chisholm town centre, and Woden, Erindale and Tuggeranong all only a short commute. finer details (all approximate): living area: 125.40m<sup>2</sup> UV: \$470,000 Rates: \$659 p/q Land Tax: \$1046 p/q (land tax only applicable if not your primary residence)