

**17 McFarlane Avenue, Googong, NSW 2620**

**McNamee**  
total real estate

**Townhouse For Sale**

Friday, 5 April 2024

17 McFarlane Avenue, Googong, NSW 2620

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Michael Edwards  
0415977448

**\$769,000 - \$799,000**

Levies: \$1173.56 per quarter Living Size: 148m<sup>2</sup> Total Size: 231m<sup>2</sup> Year Built: 2024 Introducing an unparalleled opportunity in Googong! Nestled within walking distance of the upcoming vibrant Googong Town Centre, this brand-new, never-before-lived-in townhouse epitomizes modern living. Boasting a spacious layout across two levels, it features three living areas, a sleek kitchen, study nook, and ample storage. Upstairs, a haven awaits with a master suite including a walk-in robe and ensuite, alongside two additional bedrooms. With a total area of 148m<sup>2</sup> in living space and 49m<sup>2</sup> in courtyards, there is plenty of room to relax and entertain. This property isn't just a home; it's an investment gem. Anticipate a rental income of \$680 per week, and as a new build, maximize depreciation benefits. Its proximity to the new Googong Town Centre ensures convenience and a vibrant community atmosphere. Embrace modern comfort, strategic investment, and a lifestyle second to none in this impeccable townhouse. Features Include: - Two storey townhouse - Completed in 2024 - Master bedroom with walk in robe and ensuite - Two additional bedrooms with built in robes - Main bathroom with separate shower and bath - Third bathroom on ground floor - Floor to ceiling tiling in all bathrooms - Open kitchen, living and dining area - AEG electric ceramic cooktop - AEG stainless steel electric oven - AEG stainless steel dishwasher - Tiled splashback - 20mm stone benchtops - Study Nook - Second living area - Rumpus room - Separate internal laundry on ground floor - Own street access - Front and rear courtyard - Irrigation to both courtyards - Double lockup garage allocated in basement - Electric remote controlled roller door To view contact Michael Edwards 0415 977 448 m.edwards@mcnamee.com.au Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible