

**174 Gowanbrae Drive, Gowanbrae, Vic 3043**

**Nelson Alexander**

**House For Sale**

Thursday, 7 December 2023

174 Gowanbrae Drive, Gowanbrae, Vic 3043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



David Vaughan  
0393791313



Natasha Flinders  
0393791313

## **Auction \$670,000 - \$730,000**

Beyond its attractive period-inspired facade, this single-level home presents a value-packed family lifestyle opportunity with its adaptable floorplan, lots of natural light and convenient location. Instantly appealing, the well-presented interior comprises a large master bedroom with WIR and private ensuite, as well as two additional bedrooms (BIRs) and main central bathroom. Enhancing its family appeal is the inclusion of a home office (or sitting room) and versatile open living/dining area adjoined by a neat kitchen with stainless-steel cooking appliances and dishwasher. High ceilings throughout, this welcoming home also includes ducted heating and split-system a/c, full-size laundry and alarm system. Completing the picture is a private backyard including entertaining deck with retractable awning and established perimeter trees, plus a lock-up garage and additional driveway parking. Walking distance to the bus stop, Gowanbrae Community Centre, Moonee Ponds Creek Trail and acres of parkland, it's also close to Gowanbrae Skatepark and Multicourts, as well as easy access to a choice of freeways and both Westfield and Essendon Fields shopping centres.