

**19 Binda Place, Googong, NSW 2620**



**Sold House**

Friday, 1 March 2024

19 Binda Place, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 4 m2**

**Type: House**



Ryan Broadhurst  
0261030341



Aaron Papahatzis  
0419683599

## Contact agent

A residence where sophistication meets functionality in every meticulous detail. As the electric gates, adorned with keypads and remotes, gracefully welcome you, the property unveils its commitment to exclusivity. Manicured lawns, irrigated to perfection, are complemented by strategically placed bore taps, ensuring the landscape remains lush. A 120,000-litre inground concrete water tank stands as a testament to sustainability, offering an uninterrupted supply of pristine water, while internal WiFi seamlessly connects the residence, embracing the essence of modern living. The sprawling 8 x 21 metre shed, powered by 3-phase electricity, epitomizes functionality. Four roller doors, internal lighting, power points throughout, and a cutting-edge 10kW solar system with a Feronius inverter make this space a versatile haven. An amplified speaker system transforms the shed into a dynamic zone for both work and leisure. Stepping into the alfresco area, 20mm stone tiles, a ceiling fan, and two Velux skylights create an oasis of tranquillity, perfect for relaxation and entertainment. Journey through the residence, where every corner unveils a commitment to excellence. A notable open wood fireplace adds a touch of warmth and charm to the living space, creating a cozy ambiance that complements the luxurious surroundings. WiFi extenders, 3-phase power, and a meticulously designed kitchen featuring top-of-the-line Asko appliances, boiling and chilled water tap and custom joinery redefine convenience. The house is equipped with Stiebel heat pump, a reverse cycle in-slab heating and cooling system connected to a 2 fan coil ducted zone system ensuring year-round comfort. With features like Yamaha zoned audio system, electric roller blinds, double glazed windows, and KNX-controlled lights, fan coils, and blinds, this home sets the standard for a life of indulgence.

- Electric gate with keypad and remote entry
- Irrigated lawns and gardens with 10 taps
- 120,000-litre in-ground concrete water tank
- 8 x 21 metre shed with 3-phase power
- 10kW solar system with Feronius inverter
- Amplified speaker system in the shed
- Alfresco area with stone tiles, ceiling fan, and Velux skylights
- Stiebel heat pump and 3-phase power in the house
- Custom-designed kitchen with premium appliances
- Yamaha zoned audio system, electric roller blinds, double glazed windows
- KNX-controlled lights, fan coils, and blinds throughout the house.

Community Fees: \$230 pq Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan