

# 2 Beardsmore Place, Gowrie, ACT 2904



## Sold House

Thursday, 12 October 2023

2 Beardsmore Place, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 956 m2

Type: House



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**\$900,000**

Step into a world of abundant natural light, where a hybrid floating floor flows seamlessly throughout the entire house, setting the stage for relaxation and comfort. The open lounge and dining areas, adorned with honeycomb blinds, create a welcoming and serene atmosphere. At the heart of this home, you'll find a fully equipped central kitchen with an electric cooktop, double oven, integrated microwave, dishwasher, and ample storage options. Its open plan design effortlessly connects to the family area and extends to a covered entertaining space that overlooks your very own inground resort-style pool, surrounded by meticulously landscaped gardens-truly your private sanctuary. Each of the four bedrooms comes complete with built-in robes, providing ample storage space for your personal belongings. The main bathroom is a sanctuary of its own, featuring floor-to-ceiling tiles and double shower heads, offering a spa-like experience in the comfort of your home. The ensuite, boasts a mirrored medicine cabinet and floor-to-ceiling tiles, adding both functionality and style to your daily routine. On a generous 955m RZ2 flat block, this property brims with potential, promising a world of opportunities. You'll also enjoy the convenience of an oversized double garage and two expansive garden sheds, catering to all your storage requirements. This remarkable home boasts a range of features, including ducted evaporative cooling, ducted gas heating, a slow combustion fireplace, and Ziptrack awnings at the front of the house. Take advantage of the solar hot water and solar heating for the pool, contributing to both comfort and sustainability. Conveniently located within walking distance of the beloved Common Grounds Café, Priceline Pharmacy, and Friendly Grocer Supermarket, Gowrie Primary School, Holy Family Primary School, Gowrie Day Care, Fadden Pines, and Gowrie Oval, and also just a short drive from Erindale Shopping Centre and Tuggeranong Town Centre. Don't miss your chance to make this enchanting oasis your own. Experience the perfect blend of luxury, convenience, and tranquility in this superb family home. The Perks: • Single level family home • Hybrid flooring throughout • Slow combustion fire place • LED lighting throughout • Honeycomb blinds throughout • Evaporative cooling • Ducted gas heating • Renovated kitchen • Double oven, electric cooktop, dishwasher • Large covered entertaining area • Water tank • X2 garden sheds • Double garage with electric doors • Access to the back yard with a large Colorbond gate • Space to park a caravan or trailer • Flat 955m2 RZ2 block The Numbers: • Rates: \$2854 per annum • Land tax: \$4684 per annum (investors only)