

21/171 Bugden Avenue - 'The Gardens', Gowrie, ACT



2904

Sold Townhouse

Monday, 14 August 2023

21/171 Bugden Avenue - 'The Gardens', Gowrie, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Alisa Lawrence

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\$1,050,000

*****BIDDER REGISTRATIONS FROM 12.30pm ***** Step inside and discover this appealing and inviting villa offering a well-planned, energy efficient design that embraces natural light and sun, framed by striking, established gardens. The formal and casual living areas are linked by a stylish, well-appointed kitchen that features stone bench tops, tiled splashback, quality appliances, excellent bench and cupboard space. The bathroom, ensuite and laundry are modern and very well presented and all sleeping quarters are of a generous size. The segregated master features 'his' and 'hers' walk-in-robos plus built-in-robos in the two additional bedrooms. Enjoy mingling amongst family and friends under the secluded, sun filled outdoor entertaining area and an added bonus. the secure double attached garage with internal access. A wonderful find sited in the tightly held 'The Gardens' complex set amongst a delightful garden oasis, garnished with an array of established plants and shrubs and a private, landscaped communal entertaining area. Tailor-made for those seeking an easy-care lifestyle in a central location. Across the road to the Fadden Pines recreational park and next door to Holy Family Primary School, a short drive Chisholm Shopping and Tuggeranong Town Centre's and easy access to the Monaro Highway. HIGHLIGHTS: GENERAL-28 quality townhouses built by Madison Constructions-Single level and freestanding-Over 167m² of spacious living-Segregated formal & informal living areas-Study nook in the family room-Powder room-Recessed lights -Laundry with built-in cupboard-Roof recently re-pointed-Security system-CAT 5 hub cabling-Front and rear Crim-safe security doors-Double garage with internal access & remote-controlled panel lift door KITCHEN-Stone bench tops and tiled splash back-Large pantry and excellent cupboard space-'Fisher & Paykel' double drawer dishwasher and 'Fisher & Paykel' double oven-'Bosch' rangehood BEDROOMS AND BATHROOMS-Bedroom 1 with His and Her walk-in wardrobes & modern ensuite -Separate toilet within the ensuite-Heat tastics-Bedrooms 2 & 3 with built-in wardrobes-Modern main bathroom with heated towel rail HEATING/COOLING AND INSULATION-Ducted gas (zoned)-Evaporative cooling-Insulated walls and roof-Double glazed north facing windows in the lounge/dining room and Bedroom 1 -Cork flooring -Roller shutters are on the majority of windows. OUTDOORS-Covered, paved outdoor entertaining area -Natural gas connection for BBQ-Well-manicured gardens with automatic watering and drip systems-Rear courtyard-Metal gutter-guard-Garden shed THE COMPLEX-All townhouses in the complex have been recently externally painted-Stunning, manicured complex gardens-Secluded communal area includes a shaded entertaining area with BBQ surrounded by established mature gardens-Dual complex access-Visitor parking THE LOCATION-Opposite 'Fadden Pines' family recreational area-Next door to Holy Family Primary School-Walking distance to the Gowrie shops-Short drive to Chisholm and Erindale shopping centre's and 'Southpoint' Tuggeranong-Easy access to the Monaro Highway and major arterial roads leading to the Tuggeranong and Woden Town Centre's ADDITIONAL INFORMATION:-Block: 12 Section: 226-Unit: 21 in Unit Plan: 2842 known as 21/171 Bugden Avenue, Gowrie-Body Corporate Manger: Civium Strata: 1300 724 256 / UP2842@civium.com.au-EER: 4.5-Year built 2005 (Certificate of Occupancy)-Living area: 167.36m²-Block size: 406.09m²-Double attached garage: 37.28m²-Body Corporate Fees: \$612 per qtr-Land rates: \$402 per qtr All values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence. .