

**26 Aprasia Avenue, Googong, NSW 2620**



**Sold House**

Tuesday, 16 January 2024

26 Aprasia Avenue, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 488 m2**

**Type: House**



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**\$990,000**

Perfectly positioned a mere 250m from the Googong shopping precinct, central to schooling and with close proximity to all the reserves, parks and playing fields that make up this thriving family-friendly environ, this spacious and welcoming McDonald Jones built family haven will impress at first inspection. Central to the home is the large, open-plan living, dining and kitchen hub, effortlessly flowing out to an expansive alfresco entertaining deck, with the clever addition of a separate formal lounge adding further versatility to the floorplan. The entertainer's kitchen keeps the home chef well connected to family and friends whilst creating, and enjoys a 1200mm oven, gas hob, stone benchtops, centrepiece island bench, walk-in pantry, pendant lighting, glass splashback, and plenty of storage throughout. Accommodation is equally as generous, headlined by the spacious main suite, complete with dual walk-in robes and a quality ensuite that enjoys a frameless shower and dual sink stonetop vanity sink. The main bathroom is finished to the same high standard with the welcome addition of a bathtub and separate toilet, and services the 3 additional bedrooms all with built-in robes. A double lock-up garage with internal entry, large internal laundry and additional private study/office nook complete this spacious family haven, ready to welcome the discerning buyer to this thriving Canberra-fringe community.\* 4 bedrooms, 2 bathrooms, and double lock up garage with remote control set on 488sqm block of land\* Large open plan living, dining and kitchen space flowing out to expansive alfresco entertaining + generous formal lounge\* Quality entertainer's kitchen featuring 1200mm oven, gas hob, stone benchtops, centrepiece island bench, walk-in pantry, pendant lighting, glass splashback, and plenty of storage throughout\* Main suite with dual walk-in robes and resort-sized ensuite complete with frameless shower and dual sink stone top vanity sink + 3 additional bedrooms, all with built-in robes\* Main bathroom with bathtub, separate shower and stone top vanity + convenient separate toilet\* Oversized double lock-up garage with internal entry\* Separate study/home office nook\* 13.26kw solar array + ducted reverse cycle air-conditioning throughout 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 Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.