

26 Gratwick Street, Gowrie, ACT 2904

independent
PROPERTY GROUP

Sold House

Tuesday, 19 September 2023

26 Gratwick Street, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 988 m²

Type: House

\$1,010,000

Take the opportunity to inspect and consider this substantial four bedroom ensuite home in this popular Gowrie location. Your first impression will be of room to move in 200m² plus of living area, 45m² plus of outdoor living area, set on a particularly well established level block of 988m² situated in a treed street of cared for homes. There are 3 living areas including a formal living room, family room off the kitchen, and a huge (8m x 6.7m) rumpus room ideal for a family with teenagers wanting their own space. A large pergola covered outdoor living area opens from both the family room and rumpus room. The renovated kitchen will appeal with quality appliances, good bench space and storage and an outlook into the landscaped back yard. Both the main bathroom and ensuite bathroom have been tastefully renovated. Three of the four bedrooms are double size with BIRs and there is a separate dining room which could be used as a study/home office. Although the block is large, it is level and well landscaped to be reasonably easy care with a mix of natives, non natives and a smaller grassed area. The keen gardener will appreciate the detail of the landscaping which includes rainwater tanks with a 10,500 litre capacity and good outside storage. The double garage is attached with internal access, complemented by off street parking for a number of vehicles. Ducted gas heating, additional gas heating, and ducted evaporative cooling will keep the new owners comfortable year round. The local shops, primary and pre schools and playing fields are only a short walk away; and Erindale, Tuggeranong and Woden are conveniently close. The long term owners are committed to their next move and have listed their home to sell with competitive pricing. We expect good interest and recommend your early inspection.

Property features -# excellent north Tuggeranong location# substantial 4 bedroom home, main with ensuite# formal living room and family room# huge rumpus room# well appointed renovated kitchen# appealing renovated bathrooms# ducted gas heating, ducted evaporative cooling# brick double garage with internal access# ample off street parking# well established grounds, enclosed back yard# 10,500 ltr rainwater tanks with pump

Property detail -# living area approx. 210m² # outdoor living area approx. 50m²# block 988m²# general rates \$880 qtr# EER 1 (potential 5)

Explaining the "OFFERS OVER" process -# offers are made in confidence; offers are not disclosed to other buyers.# there might not be an opportunity to counter offer; to have the best chance of securing the property we ask that you offer the highest figure that you are prepared to pay. # offers normally close at 12 noon on the Tuesday after the weekend inspections. # the property will be taken off the market when an offer is accepted for an initial 2 weeks pending unconditional loan approval and exchange of contracts. The owner has the right to relist the property for sale if there is an undue delay in exchange.