

29 Montgomery Avenue, Googong, NSW 2620



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Ava Merriman
0262380700



Ellie Merriman
0402117877

\$1,295,000

You've been waiting for it forever. The dream home. The list seems endless; a beautiful kitchen, butlers pantry, multiple living areas, a large master bedroom, break-out area for the kids... this is it. You walk into 29 Montgomery Avenue and it feels opulent. Huge double glazed windows beckon you inside and the entry way is beautiful. Coat racks to your right, chandelier above you, it really sets the stage for a warm welcome. You're drawn straight away into the main living area, it's bright, spacious, and the extra height raked ceiling makes it feel gigantic. The kitchen is just beautiful, with a peek-a-boo window to the courtyard, large butlers pantry, double sinks and lots of storage. To the left of the kitchen is the laundry, its large and tidy with external access too. If there's one word you'll walk away with after inspecting this home, it's style. From the main living area, you can make your way past the formal sitting room, currently used as a spacious study, and into the master bedroom. It's huge. Lots of space for that king bed you've been chatting about and even room for some comfy chairs too. You may need to book in some shopping time to make the most of the walk-in robe, and the ensuite is beautiful. Wooden cabinetry, his and hers sinks, and a view to the backyard. It's all sounding pretty good, but the rest of the bedrooms just keep getting better. Truly set up for the family, the remaining three bedrooms in this home are accompanied by a break-out area. It lends itself perfectly to a play zone, TV room or homework area for older kids. The bedrooms are generous, carpeted, with built-ins in each, and the master bathroom is close by with a separate toilet. This special home has been architecturally designed and built by DJ Homes, well known for premium property and luxurious finishes. Turning our attention outside, the landscaping has been done professionally and is ready to enjoy. The covered alfresco is calling out to entertain, with summer BBQ's and family birthday parties on the cards. With a generous 660sqm of well utilised space, 29 Montgomery Avenue is calling your name. Key Features: • 4 bedrooms, three living areas • Zoned, ducted, reverse cycle air conditioning • 10 kWh Solar System with batteries • Blanco stove and oven • Fisher & Paykel Dishwasher • Extra height garage with additional storage space and automatic door • Double glazing • Security system • Modular walls in courtyard for privacy and sound blocking • 2 Crimsafe security screens • Water tanks

29 Montgomery Avenue is located in Montgomery Rise, one of Googongs most prestigious locations. You'll find yourself surrounded by premium and luxury homes, with the Googong Common just a short walk away. Landscaped spaces are all around, with mature trees, playing fields, playgrounds, walking trails, ponds, and a creek near by. Googong is a self-contained township, only 10km from Queanbeyan and 16km from the Canberra city centre. There are excellent schools, childcare centres, shops, cafes, and restaurants within the township, and of course, you're very close to the major services of our Nations Capital too. Call Ava Merriman on 0429 517 003 or Ellie Merriman on 0402 117 877 to arrange an inspection of this super home. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.