

33 McCauley Avenue, Googong, NSW 2620

VERV

Residential Land For Sale

Saturday, 15 June 2024

33 McCauley Avenue, Googong, NSW 2620

Area: 509 m2

Type: Residential Land



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\$1,350,000 - \$1,400,000

Welcomed to the market is this luxury house and land package in the sought-after suburb of Googong, offering contemporary living at its finest. Sitting on a generous 509m² block in a premium location, this exceptional family home offers uninterrupted and sweeping views from the master bedroom, living area, and alfresco. Number 33 is a breathtaking south-facing, five-bedroom, three-bathroom family residence, providing ample space for a large family. Beautifully built over 316m² under the roofline and designed to ensure an abundance of natural light floods the home. The master bedroom is a true retreat with a massive walk-in wardrobe and an elegant ensuite. Gorgeously appointed with three living areas, ideal for family gatherings and relaxation. Enthusiasts will appreciate the bar counter, perfect for entertaining guests. The open-plan living and dining area is a standout feature, with impressive 4.5-meter-high ceilings creating a sense of grandeur. The heart of the home, the kitchen, features a butler's pantry, 40mm stone benchtops, BOSCH or Franke appliances, and LED strip lighting. The house is adorned with 8mm hybrid floating floors, commercial-grade double-glazed windows, and doors with heavy-duty fly screens. The gorgeously appointed alfresco area, meticulously designed for entertaining, features an outdoor kitchen facing the spacious backyard. The modern façade of the home is meticulously finished with render, timber, and stone cladding, exuding curb appeal. This complete package includes window blinds, a concrete driveway, and front and rear landscaping, ensuring the house is ready to move into and enjoy at completion.

Features:

- South-facing block with a custom design
- Construction commencing mid-late July 2024 & Completion in 6 - 7 months (estimated)
- Five bedroom and three bathroom customisable home
- Master bedroom features a large walk-in-robe and modern ensuite
- Three separate living areas - A formal lounge room, Media Room, and an open-plan Living and Dining
- Modern TV unit cabinetry with feature wall cladding
- Luxurious bar counter for enthusiasts
- Open plan living and dining features 4.5m high ceilings
- Quality kitchen with walk-in pantry, 40mm stone bench tops, a glass splashback featuring LED strip lighting, and the option of luxury BOSCH or Franke Appliances
- Luxury 8mm thick Hybrid floating floors
- LED downlights throughout the home with luxury pendants over the dining and kitchen.
- Commercial quality double-glazed windows with heavy-duty fly screens
- Large alfresco area with outdoor kitchen for entertaining
- Sweeping mountain views
- 2-car garage accommodation
- Modern façade finished with a mixture of render, timber, and stone cladding
- Comes in a complete package with window blinds, a concrete driveway, front and rear landscape

Essentials: Rental Estimate: \$870 - \$920 per week Rates: \$3,567 per annum. (approx). Home size: 246m² Garage: 37.38m² Alfresco: 25.28m² Porch: 7.68m² Total: 316.49m²