

34 Coningham Street, Gowrie, ACT 2904

LUTON

House For Sale

Friday, 12 April 2024

34 Coningham Street, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

Enjoying an elevated location with wide faraway views, this is a wonderful family home in an immaculately maintained contemporary design with a warm ambience that's very appealing. The property hugs the sloping block in a split-level layout. The architectural style is revealed on entering the beautiful formal living zone with raked ceilings at the front of the home, the dining space leading down to the roomy but cosy softly-carpeted lounge area with wall-to-wall windows taking in the great views, and access to the covered front deck. The generous open-plan, tiled family living space at the rear includes the updated kitchen (plenty of cupboards, corner pantry, dishwasher and breakfast bar), meals and sitting areas. There are four (or three plus study) bedrooms, all bright and comfortably carpeted. The main has a walk-in wardrobe, updated ensuite and views; the second and third bedrooms have built-in wardrobes and share the beautifully renovated family bathroom with full-height tiling and lots of storage, and separate toilet. The study is just off the main entry – it has views and a great loft that's every child's dream play area, and easily lends itself as a fourth bedroom. The whole home is kept comfortable with ducted gas heating and evaporative cooling, and double-glazing to most windows. The private, tiered rear yard is a fabulous space for the whole family to enjoy. The living area flows out to a timber entertaining deck with Vogue pergola. There are two additional sitting areas, a spa, lovely plantings, vegetable garden, fruit trees (apricot, peach, apple, nectarine and plum) and a flat grassy area. Car accommodation is in the double auto-door garage and there is plenty of additional off-street parking. The local shops and primary school are within walking distance, while the Erindale shopping centre and restaurants are a couple of minutes' drive away.

Features:-
- Contemporary family home with warm ambience, very well maintained
- Elevated location with great faraway views
- Separate living areas
- Nice indoor/outdoor flow
- Four bedrooms, or three plus study (which has a fantastic loft children would love)
- Ducted gas heating and evaporative cooling / extensive double glazing
- Eufy security cameras
- Tiered rear yard with segregated seating areas, entertaining deck, spa and gardens
- Double garage plus ample off-street parking
- Close to local shops and primary school, Erindale shopping precinct and Gowrie shops
- Rental appraisal of \$675 to \$725 per week
EER: 4.5
Land Size: 827m²
Living Size: 158m² (approx.)
Garage Size: 49m² (approx.)
Land Rates: \$3,079 p.a (approx.)
Land Value: \$558,000 (approx.)