

**40 Castleton Crescent, Gowrie, ACT 2904**



**Sold House**

Saturday, 30 September 2023

40 Castleton Crescent, Gowrie, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Josh Morrissey  
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## Contact agent

What you see: Summer entertaining with elevated views followed by a morning stroll for coffee at Common Grounds. A home that's been meticulously renovated, walking distance to everything that matters, in a suburb you never have to leave. What we see: An easy decision. See more: Elevated single level residence North east facing Renovated kitchen with stone waterfall benchtop and ample storage Appliances include Electrolux oven and Induction/sensory stove Alfresco entertaining deck with stunning views and glass fencing Spacious master bedroom with built in robe Two additional spacious bedrooms, one with built in robe Main bathroom with temperature control Reverse cycle heating and cooling Separate laundry Security and CCTV system Sprawling backyard with landscaped gardens Double car garage Within 5 minutes' walk to Gowrie Shops Within 6 minutes' walk to Gowrie Primary School Within 3 minutes' drive to Holy Family Primary School Within 3 minutes' drive to St Mary McKillop College Within 3 minutes' drive to Erindale Shopping Center Within 20 minutes' drive to Canberra CBD Total living: 103m<sup>2</sup> Carport: 46m<sup>2</sup> EER: 3.0 Block: 743m<sup>2</sup> Built: 1983 Rental range: \$700-\$750 p.w Rates: \$3,224 p.a Land tax: \$5,510 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.