

**42 Rosa Street, Googong, NSW 2620**

**VERV**

**House For Sale**

Friday, 3 May 2024

42 Rosa Street, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

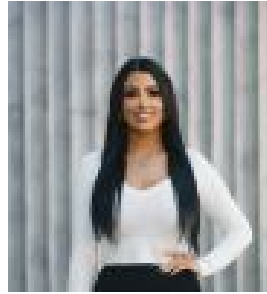
**Parkings: 2**

**Area: 419 m2**

**Type: House**



Jason Roses  
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## \$1,050,000 - \$1,150,000

Welcomed to the market is this outstanding architecturally designed home within one of Googong's most desired locations. This gorgeous single-level home has been constructed to a high standard with well-appointed finishes and designer inclusions throughout. Complete with breathtaking views from the façade of the home opposite the reserve. Number 42 offers an excellent floor plan with the second living area designed to enjoy a northerly aspect, a segregated master bedroom to the front of the home with a walk-in wardrobe and designer ensuite, and two generous living areas. The home offers four bedrooms, two designer bathrooms finished with floor-to-ceiling tiles and a double garage with internal access. As you enter the heart of this home you are greeted with a generous formal and informal living area and spacious dining space. The stunning designer kitchen offers a large island benchtop, 40mm stone benches and mirrored splash back, quality Westinghouse appliances, a soft close drawer and generous walk-in-pantry. Step outside to discover the covered entertainer's alfresco area that overlooks the generous, child-friendly level backyard with low maintenance. This peaceful setting is perfect for hosting gatherings and creating lasting memories with friends and family. Located in the popular Googong estate, a popular township with excellent infrastructure within the area, including IGA, Googong Sports and Aquatic Centre, Anglican and Public Schools, Gorman & Co, rapidly increasing amenities, numerous parks, walking trails and bike paths. Features Include: - Architecturally designed home - Opposite reserve - Four generous bedrooms (three featuring walk-in-robos) - Two bathrooms (main & ensuite) - Double garage with internal access - Two separate and generous living areas - Both bathrooms are finished with floor-to-ceiling tiles, with the main including a bathtub - Segregated master bedroom with walk-in-robe and ensuite - Stunning ensuite with designer inclusions - Designer kitchen with large island benchtop, 40mm stone benchtop feature, cooking side 20mm stone benchtop, mirrored splash back, soft close drawers - Generous walk-in-pantry - Quality Westinghouse appliances throughout - Spacious living and dining - Separate formal lounge - Ducted heating and cooling throughout with 2 Zones - Separate powder room - Laundry with ample storage and linen cupboard - LED lights throughout - Roller blinds throughout - Generous outdoor alfresco with timber flooring and LED lights - Colourbond fencing - Water tank (4296L) - 8.9kw solar system - Low maintenance front and backyard with artificial grass - Outstanding location - Walking distance to local bike trails and netball courts Block: 419m<sup>2</sup> Living: 171.1m<sup>2</sup> Garage: 36.5m<sup>2</sup> Alfresco: 10.9m<sup>2</sup> Porch: 9.9m<sup>2</sup> Rates: \$3,758.91 per annum (approx.)