

**45 Daisy Loop, Googong, NSW 2620**

**VERV**

**House For Sale**

Friday, 12 April 2024

45 Daisy Loop, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



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**\$1,300,000 - \$1,400,000**

Introducing the exquisite residence at 45 Daisy Loop – a testament to superior craftsmanship and luxurious family living. Boasting panoramic vistas of Googong and its picturesque hills, this dream abode promises an unparalleled lifestyle. Spanning two levels, the architectural brilliance of this home maximises space and natural light, elevating its refined charm. With 254m<sup>2</sup> of living space thoughtfully designed with a tasteful colour palette, every detail exudes sophistication. The heart of this home lies in its gourmet kitchen, tailored for culinary enthusiasts. Equipped with a stainless steel five-burner gas cook-top, expansive Caesar stone bench tops, integrated microwave, and glass splash back, it's a culinary haven. The kitchen seamlessly flows into the open dining room, illuminated by a large window and soaring ceilings. Adjacent to the kitchen, discover a cozy theatre room, perfect for cinematic indulgence. Its bi-fold glass sliding doors lead to the expansive alfresco area, featuring a convenient kitchenette and spacious backyard – ideal for outdoor gatherings and relaxation. This residence offers four generously proportioned bedrooms, with the flexibility of an additional bedroom opening onto its private deck – a sanctuary for teenagers. The master bedroom, situated downstairs, boasts modernity with an ensuite featuring a dual vanity and an open-plan walk-in wardrobe. Upstairs, bedrooms two, three, and four include spacious built-in robes and a separate rumpus room, ensuring ample space for relaxation and entertainment. Features: • 254m<sup>2</sup> of living space designed over two levels • Spacious kitchen with stainless steel electric appliances and breakfast bar • Open formal dining area • Separate theater room with access to the covered alfresco area featuring a kitchenette • Spacious backyard • Swim Spa • Large separate rumpus room with private deck • Large main bathroom fitted with a spacious shower and bath • Main bedroom with walk-in wardrobe and ensuite • Three bedrooms located upstairs with built-in wardrobes • Upstairs rumpus room • High-end modern finishes • Ducted reverse-cycle climate control • Oversized remote double garage with internal access and air conditioner • Slimline rain water tank • Low maintenance landscaping • Walking distance to shops, cafes, gyms, pool and local schools • Walking distance to John Caragh Park and Barkley Dog Park Essentials: Rental Estimate: \$820-\$870 per week Land Size: 519m<sup>2</sup> Home Size: 254m<sup>2</sup> Rates: \$3,192 per annum. (approx).