

49 Middleton Circuit, Gowrie, ACT 2904



Sold House

Monday, 14 August 2023

49 Middleton Circuit, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
0261821802

\$863,000

What you see: Charming and with great street presence. A single level home, perfect aspect and siding green space with potential to add your own value over time. What we see: Opportunity. See more: North facing to the rear on a large 759m² block Located next to greenspace with only one neighbour Multiple formal and informal living and dining areas Master bedroom fit with a walk through robe and ensuite Each bedroom has a built in robe Full sized laundry with external access Electric wall heaters installed in the home Evaporative cooling throughout Functional kitchen overlooking the rear yard Electric oven and cooktop 16m² frontage of the home Extensive rear yard with multiple outdoor living areas, perfect for entertaining or the creative mind Opportunity to extend and add value over time Double car lock up garage, with additional parking on the driveway Set in a convenient location within minutes to numerous local schools, parks and recreational facilities. A short walk to Erindale and Gowrie shopping precincts with a variety of local favourite cafes, clubs and restaurants at your fingertips 3 minutes' drive to Gowrie Primary School 4 minutes' drive to St Mary MacKillop College 5 minutes' drive to Wanniassa Hills Primary School 8 minutes' drive to Southpoint Shopping Precinct 10 minutes' drive to Mount Taylor Nature Reserve 11 minutes' drive to Canberra Hospital 20 minutes' drive to Canberra City Centre Total Living: 143m² Garage: 36m² Block size: 759m² Built: 1982 EER: 4.0 Rates: \$680 p.q Land Tax: \$1,026 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$700 - \$720 p.w 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 to make further enquiries