

51 Caragh Avenue, Googong, NSW 2620



Sold Townhouse

Wednesday, 3 April 2024

51 Caragh Avenue, Googong, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Townhouse



Ava Merriman

0262380700

\$745,000

Perfectly positioned on Caragh Avenue, this three bedroom, two bathroom townhouse is calling for it's next family. Spacious bedrooms, a large living space, functional courtyard, and a location which is hard to beat combine to create a practical yet stylish option for your next home. On entering this home, you'll be surprised by how open it feels. High ceilings, bright windows and a design which embraces natural light and airflow welcome you inside. Contemporary in style, the home is tailored for low maintenance living, while providing those little luxuries you'd never want to miss out on. With one large bedroom downstairs and the remaining two nestled in the second story, it is easy to imagine the multitude of ways you could make this property work for you. The master bedroom is positioned to make the most of light and views, with a well sized wardrobe and ensuite. Comfort is assured, with a ducted reverse cycle air conditioning system, and ceiling fans for extra air flow. The living spaces are equally as appealing, with a large and modern kitchen and a cracking kitchen island. The owners had this island included in the design to make the kitchen larger and more functional and boy does it do that! The dining space leads off the kitchen beautifully and it's easy to imagine your family enjoying this space together. The courtyard is mighty, with room for an outdoor setting under the pergola and plenty of space for clothes hanging and gardens. For those with pets, your backyard won't be the only place you spend your time, you are positioned perfectly to make the most of local parks and walks. As an added bonus to this property, you benefit from rear laneway access via Field Lane. Your cars are secured in the back laneway, tucked into the lockable double carport. There's no doubt this would be a wonderful place to call home, but for the savvy investor, this would be a wonderful investment opportunity. With a rental appraisal between \$680-\$710/week, this property is located close to amenities, schools, parks, playgrounds, shops and gyms and being a newer build, is low maintenance and easy to hold in your portfolio. Key features: 3 bedroom, 2 bathroom 170sqm block Study nook Large kitchen with island bench Westinghouse stove and oven Westinghouse dishwasher Double sink Ducted reverse cycle air conditioning system Ceiling fans in bedrooms Instant gas hot water NBN installed Double carport with auto roller door and power Lockable storage shed Strata fees are \$305.85/q. Located on Caragh Avenue, this property is positioned to make the most of living in Googong. Landscaped spaces are all around, with mature trees, playing fields, playgrounds, walking trails, ponds, and a creek near by. Googong is a self-contained township, only 10km from Queanbeyan and 16km from the Canberra city centre. There are excellent schools, childcare centres, shops, cafes, and restaurants within the township, and of course, you're very close to the major services of our Nations Capital too. Call Ava Merriman on 0429 517 003 to arrange an inspection of this super home. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.