

**52 Coningham Street, Gowrie, ACT, 2904**

**Sold House**

Thursday, 27 April 2023



THE  
PROPERTY  
COLLECTIVE

52 Coningham Street, Gowrie, ACT, 2904

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Quintessential family living in the heart of the ever-popular suburb of Gowrie!**

A character filled home offering modernized finishes throughout & generous family living for years to come, welcome to your new home!

Occupying a generous & elevated land holding of 969m<sup>2</sup> that's proudly positioned offering views from the front & rear, this home is a must see.

Heading into the home itself you are welcomed into the oversized foyer which provides an ample landing & access to the hallway, home to all the bedrooms & bathrooms.

To your right you will appreciate the first of many light & bright living areas. Charming in nature, featuring bold timber feature ceilings & plush warm carpet underfoot, an abundance of space becomes immediately apparent in this home. Stunning northerly light pours through this space of a morning & offers scenic mountain views from all windows.

Moving through you'll find the fully renovated kitchen, offering electric appliances, ample cupboard & bench space, built-in breakfast bar as well as practical features such as large windows overlooking the rear yard & scenic mountain views beyond.

Flowing off the kitchen is the dining & family room, offering additional entertainment space & segregated living. Built-in storage for your convenience has also been added.

Four of the five bedrooms upstairs feature built-in storage of their own, all feature new carpet underfoot & are well-sized for those looking for additional space. The main bedroom is generous, features a walk-through robe for storage & fully renovated ensuite with double vanity for extra convenience during busy morning schedules.

The main bathroom has been renovated & features both a shower & bathtub, perfect for growing families & a separate toilet close by.

Heading outdoors you'll find the impressive partially covered entertainment deck. Undoubtedly a fan favourite during the warmer summer months for gatherings with family & friends alike. Equally an ideal spot to soak in the scenic mountain views over the rear.

Beyond is the landscaped yard, offering low-maintenance living with plenty of space for the kids & pets to run off their endless energy. Tastefully tiered, synthetic turfed & offering multiple spaces to entertain, the home truly offers space for now & years to come.

Downstairs offers a unique opportunity not many family homes offer, a completely self-contained space that's accessible from ground & single level. Comprising of an open plan living & bedroom space, kitchenette, laundry & bathroom. Perfect for live-in family, teenagers retreat or a work from home office space, the possibilities are aplenty.

A truly unique offering the whole family will love, do not miss your opportunity to secure your dream home!

### **The Perks:**

- Multi-generational family home
- Self-contained 1-bedroom studio
- Fully renovated throughout
- Stunning sundrenched north-facing formal living
- High ceilings with feature timberwork
- Brand new carpet throughout all bedrooms, hallway & living
- Built-in storage throughout four of the five upstairs bedrooms
- Views of the suburb from front & rear

- Fully renovated main bathroom with bath & shower
- Fully renovated ensuite with double vanity
- Ducted reverse cycle heating & cooling throughout
- 13KW solar system
- Instant gas hot water system
- Multiple living areas
- Renovated kitchen with stunning mountain views
- Abundance of built-in cabinetry as additional storage through the home
- Freestanding electric cooktop & oven
- Built-in dishwasher
- Freshly painted throughout
- Large outdoor entertainment deck area with views
- Landscaped front & rear yard
- Colorbond fencing
- Ample off-street parking
- Oversized double garage with internal access & under house storage

#### The Numbers:

- Generous 233m<sup>2</sup> living space
- Oversized 43m<sup>2</sup> double garage with internal access & under house storage
- Elevated 969m<sup>2</sup> block
- 13KW solar system
- Build date 1982
- Energy efficiency rating of 1 stars
- UV \$644,000
- Rates \$3,241 per annum
- Land tax \$5,208 p.a. (investors only)
- Only 700 metres approx. to local Common Grounds Café & Gowrie shops
- Only 800 metres approx. to Gowrie Primary School
- Only a 3-minute drive approx. to Gowrie District Playing field
- Only a 3-minute drive approx. to Holy Family Primary School
- Only a 3-minute drive approx. to the thriving Erindale shopping hub