

# 53 Castleton Crescent, Gowrie, ACT 2904

## Sold House

Monday, 14 August 2023

53 Castleton Crescent, Gowrie, ACT 2904

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1068 m<sup>2</sup>

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,370,000**

Step inside and be wowed!! This Stunning and spacious contemporary home offers amazing views across the Tuggeranong Valley and beyond to the Brindabella Ranges, exceeding 325sqm of living space, this unassuming home is ideal for the growing family, with much segregation, formal and informal living, indoors and out, surrounded by established grounds and impressive views. When entering the home you will find the immense light filled lounge room with hardwood floors that lead to a large elevated terrace which is ideal for outdoor entertaining family and friends. The mezzanine level above has three areas which doubles as a home office / sitting area. Downstairs is a beautifully open plan informal living area that connects seamlessly to the modern kitchen/ meals and family area that extends to another outdoor entertaining area with covered pergola, a great place to take in the sparkling lights of the valley. With a total of five bedrooms plus a study - there is room for the entire family. The master suite is located on the ground level, complete with walk in wardrobe and large ensuite. The remaining four bedrooms are all a good size and supported by two bathrooms. With endless features this home should be on your inspection list. Located on a 1068 sqm parcel of land within walking distance to local schools both public and private, public transport and a short drive to the Erindale Centre, Chisholm shopping precinct and access main arterial roads to the Monaro Highway, Woden shops and Tuggeranong town centre. Other features include:- Contemporary designed- Multi levels for family living- Amazing views across the Tuggeranong Valley- High quality fixtures and fittings throughout- Modern contemporary lines- Renovated bathrooms- Modern kitchen with Miele appliances- Split System heating and cooling throughout;- New carpet throughout; Beech Hardwood Floor in lounge room;- Double carport- Large covered deck to enjoy uninterrupted views of the Brindabella's.- Elevated entertaining terrace- A view of the landscaped garden from all rooms.- Local Primary School and Shops, including a popular cafe, within walking distance; Rates: \$3,150 pa Land tax: \$5,026 pa UV: \$622,000 EER: 3.0 Living: 325m<sup>2</sup> Block: 1,068m<sup>2</sup>