

56 Caragh Avenue, Googong, NSW 2620



Terrace For Sale

Friday, 17 May 2024

56 Caragh Avenue, Googong, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Terrace



Aaron Papahatzis
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Chris Hetherington
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\$730,000 - \$760,000

Welcome to your new sanctuary at 56 Caragh Avenue, Googong! Nestled in a picturesque setting, this stunning two-storey townhouse offers the perfect blend of modern comfort and breathtaking views of the mountains. As you step through the front courtyard, you're greeted by the tranquil sight of the majestic mountains in the distance, setting the scene for a life of serenity and beauty. Convenience is key with this property, located just 100 meters from Googong shops. Everything you need is within easy reach, from grocery stores to cafes, making everyday living a breeze. But that's not all - this home is packed with features designed to enhance your lifestyle. Step inside to discover a world of luxury. Double roller blinds throughout ensure privacy and control over natural light, while LED downlights illuminate the space with a warm, inviting glow. The master bedroom boasts an ensuite, walk-in robe, and a convenient TV bracket, providing the ultimate retreat after a long day. Downstairs, a separate powder room adds convenience for guests, while under-stair storage maximizes space efficiency. A study nook with mountain views offers the perfect spot to work or unwind, surrounded by the beauty of nature. This home is designed for comfort in every season. Enjoy the cool breeze with ceiling fans on both levels, or stay cozy year-round with split system reverse cycle air conditioning. Plus, with solar panels on the roof, you'll not only reduce your carbon footprint but also save on energy bills. Cook up a storm in the stylish kitchen, equipped with an Ariston gas cooktop and oven. Entertain guests in the sun-drenched pergola or the gated front and rear courtyards, providing ample space for outdoor enjoyment. Double sliding doors from the living area seamlessly connect indoor and outdoor entertaining spaces, perfect for hosting gatherings or simply relaxing in the fresh air. With a single carport and garage, parking is a breeze, while Googong shops and schools are just a short walk away. Don't miss your chance to make this stunning property your own - inquire today and start living the lifestyle you deserve!

Features:

- * 2 storey townhouse
- * Front courtyard with mountain views
- * 100 meters from Googong shops
- * Double roller blinds throughout
- * Master bedroom with ensuite, walk-in robe, and TV bracket
- * Separate powder room downstairs
- * Under-stair storage
- * Study nook with mountain views
- * LED downlights
- * Built-in robes in both other bedrooms
- * Full-size bath
- * Ceiling fans on both levels
- * Split system reverse cycle air conditioning on both levels
- * Ariston gas cooktop and oven
- * Sun-drenched pergola
- * Gated front and rear courtyards
- * Double sliding door from living to outdoor entertaining area
- * Single carport and single garage
- * Short walk to Googong shops, Googong Anglican Primary School, and Googong High School.

* Council Rates: \$3,266pa
* Strata Fees: \$134pq

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