

**56 Mary Street, Googong, NSW 2620**

**CARTER + CO**

**House For Sale**

Wednesday, 17 April 2024

56 Mary Street, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

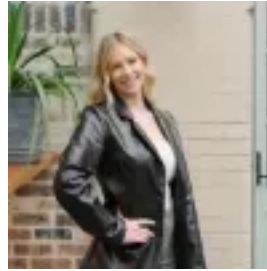
**Parkings: 2**

**Area: 350 m2**

**Type: House**



James Carter And Nik Brozinic  
0261763443



Frances Junakovic  
0261763443

**\$1,029,000 - \$1,089,000**

The Features You Want To Know.+ Stunning and beautifully finished 4-bedroom + Study, 2-bathroom single level family home+ Segregated Master bedroom with walk in robe and private ensuite.+ Ensuite with full height feature tiling, custom build vanity, quality fixtures and fittings.+ 3 further bedrooms with built in robes. + Main bathroom with floor to ceiling tiling, bath and quality fixtures and fittings+ Multiple large indoor and outdoor living and entertaining areas+ Main living area with high raked ceilings and seamless access to the outdoor alfresco + Large and modern kitchen with quality appliances, 60mm marble stone bench tops and ample storage.+ 600mm pyrolytic oven.+ 6 burner 900mm gas cooktop + Freestanding Dishwasher+ Large and covered outdoor alfresco+ Beautifully landscaped low maintenance garden + Double garage + Ducted reverse cycle heating and cooling + Double glazed windows throughout + Block out roller blinds throughout

The Location.+ 2 Minutes to Googong North Village Centre + 2 minutes to Rockley Oval+ 4 Minute to Googong Public School + 12 Minutes to Jerrabomberra village+ 12 Minutes to Riverside Plaza + 26 Minutes to Canberra CBD

Why You Want To Live Here.Welcome to 56 Mary Street, Googong! Step into luxury and comfort with this stunning 4-bedroom plus study, 2-bathroom single level family home.Indulge in the spaciousness of this thoughtfully designed home, where every detail has been carefully crafted. The segregated Master bedroom offers a serene retreat, complete with a walk-in robe and a private ensuite featuring full-height feature tiling, a custom-built vanity, and top-of-the-line fixtures.With three additional bedrooms boasting built-in robes and a main bathroom adorned with floor-to-ceiling tiling and quality fixtures, there's ample space for the whole family to unwind and recharge.Entertaining is a breeze with multiple large indoor and outdoor living areas, including a main living area with high raked ceilings seamlessly flowing into the outdoor alfresco. The large and modern kitchen is a chef's delight, equipped with quality appliances, 60mm marble stone benchtops, and abundant bench and storage space.Step outside to your covered outdoor alfresco and beautifully landscaped low-maintenance garden, perfect for enjoying the fresh air and sunshine year-round. Comfort is ensured with ducted reverse cycle heating and cooling, double glazed windows throughout, and block-out roller blinds for added privacy.Don't miss your chance to make 56 Mary Street your forever home. Experience luxury, comfort, and convenience like never before. The stats you need to know!+ Lot: 20+ DP: 7+ House Size: 212m<sup>2</sup> (approx.)+ Garage: 36m<sup>2</sup> (approx.)+ Land Size: 350m<sup>2</sup> (approx.)+ Heating and cooling: Ducted reverse cycle heating and cooling+ Rental Appraisal: \$770-\$790 per week (approx.)