

# 59 Bugden Avenue, Gowrie, ACT 2904



## House For Sale

Friday, 1 March 2024

59 Bugden Avenue, Gowrie, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 927 m2**

**Type: House**



Ben James

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**\$779,000+**

Delivering a sense of seclusion amongst nature, this attractive brick veneer home presents an excellent offering through its thoughtful layout and superb location. Gracing a 927sqm block, 59 Bugden Avenue is made truly spectacular by high ceilings, a combination of carpet and tiled flooring and mature gardens, while a neutral colour palette also promises to suit a variety of decor styles. Positioned at the forefront of the residence, a generous carpeted lounge provides a welcoming space distinct from the family/dining area which then seamlessly connects to the central kitchen, designed for convenience with laminate benchtops, electric cooking facilities, a dishwasher, and a peninsula bench. Three robed bedrooms converge around a centrally located bathroom with shower and bath and the separate toilet offers convenience for even the most bustling of households. Ensuring optimal comfort, the residence benefits from ducted evaporative cooling, complemented by a wall-mounted gas heater in the living room for cozy warmth during cooler seasons. Outside your expansive backyard and natural-look gardens feature a patio and shade pergola; the perfect spot to relax and unwind and take in the surrounds. Enjoy exuberant greenery that's teeming with mature trees, ornate plants, climbing arrangements, flowering varieties and established lawn. There is ample space to store your tools and toys on the property with the option of utilising either the single garage or the covered carport. With esteemed primary schools, a scout hall, several playing fields for weekend sport and local shops for your daily needs, it is easy to embrace a quiet lifestyle here. It takes less than 10 minutes to reach Tuggeranong town centre, and 15 minutes to Woden, so it's not far to shopping centres and the amenities they have to offer. Do not hesitate, come to our scheduled open times or make an appointment to view this home. EER 2.5

**Why this home is solely for you:**

- \* Well maintained three bedroom home
- \* Great location with only 650m to Gowrie Primary School and local shops with the extremely popular Common Grounds Gowrie cafe, 4 minutes to the Erindale Shopping Centre, Erindale College, restaurants and locals club, and 10 minutes to the Tuggeranong Shopping Centre with ample bus services
- \* Split level design with high timber raked ceilings
- \* Neat kitchen with appliances including a Chef electric stove/oven and an updated Bosch dishwasher
- \* Bedrooms along the upper level, all with built-in robes
- \* Bathroom with separate bath/shower and a separate toilet from the bathroom
- \* Ducted evaporative cooling and a wall mounted gas heater in the living room maintain comfort
- \* Brick garage with remote electric door and carport
- \* Potential to extend (STPP)

\* House size (approximately): Residence - 123.00m<sup>2</sup>; Garage & Carport - 50.16m<sup>2</sup>