

63 Bugden Avenue, Gowrie, ACT 2904



House For Sale

Thursday, 9 May 2024

63 Bugden Avenue, Gowrie, ACT 2904

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1115 m2

Type: House



Joel Beard

Auction 01/06/2024

Welcome to 63 Bugden Ave, Gowrie! Flawlessly presented four-bedroom family home, with an approved renovated granny flat. With room to move on a 1115m² block in the sought-after suburb of Gowrie. Walking inside you will notice the bright and expansive living and family areas boasting ample space, complemented by a cosy slow combustion fireplace for those chilly winter evenings, and a brand new ducted heating and cooling system. With a modern kitchen, featuring sleek stone benchtops, stainless steel appliances, a walk-in pantry, generous cupboard space. With renovated bathrooms, with floor-to-ceiling tiles, premium tapware, dual shower heads, and a dual vanity in the main bathroom. Entertaining alfresco with an expansive 48m² covered deck, complete with a built-in BBQ and bar fridge. The outdoor spa, is under a sheltered pergola, promises relaxation regardless of the weather. The landscaped gardens offer ample space for children and pets to play, ensuring minimal upkeep. The property boasts a cleverly designed self-contained studio, ideal for extended family members, teenagers, or Airbnb. It is currently rented out for \$420 a week. Boasting its own entrance, the studio has a fully equipped kitchen with a dishwasher, a comfortable living area, a spacious bedroom with a large built-in robe, a split system a/c, a separate laundry, a modern ensuite, and a private 25m² covered deck. Situated in a prime location with a short distance away from Holy Family & Gowrie Primary Schools, Gowrie shops, local playing fields, playgrounds, and public transport, with the added bonus of Common Grounds café just around the corner. With its immaculate presentation, extensive list of features, and unbeatable location, 63 Bugden Avenue is more than just a home-it's a lifestyle. Seize this opportunity to experience the epitome of modern living first hand!

- Immaculately presented property inside & out
- Four bedroom ensuite house + separate self-contained studio
- Huge 1115m² block facing reserve on a small loop street
- Spacious separate living areas
- Stunning hybrid flooring
- Fireplace
- Modern kitchen with stone benchtops, Smeg appliances
- Walk-in pantry, ample cupboard space & breakfast bar
- Master bedroom with walk-in robe, and ensuite
- Stylishly renovated bathrooms with quality tapware/inclusions
- Walk-in shower & dual vanity to main bathroom
- Dedicated custom built study nook
- New ducted heating and cooling system
- 10kw solar system
- 37m² self-contained studio with own entry & covered deck
- Expansive covered outdoor entertaining area
- Built-in BBQ & bar fridge included
- Outdoor spa with covered pergola
- Enclosed backyard with grassed area, multiple double gate access
- Double garage plus heaps of extra off-street parking
- Ample space for boat, caravan, work vehicles
- Walking distance to schools, shops, playgrounds, public transport

Information: Internal size main residence - 145m² Studio - 37m² Garage: 40m² Alfresco: 50m² Alfresco off the studio: 27m² Rates: \$2,664 per annum Land tax (investor only): \$4,240 per annum Disclaimer: The content and information provided in this marketing material are intended for general informational purposes only. Connected Agency does not assume responsibility and disclaims all liabilities for any errors or inaccuracies found herein. It is advised not to solely rely on this material when making any formal decisions. We recommend that all interested parties conduct further inquiries.