72 Binowee Drive, Googong, NSW 2620 House For Sale



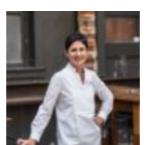
Thursday, 16 November 2023

72 Binowee Drive, Googong, NSW 2620

Bedrooms: 4 Bathrooms: 2 Parkings: 8 Area: 2 m2 Type: House



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Auction 26/11/23

It's the idyllic acreage lifestyle you've longed for, in a setting that's so breathtaking you simply won't want to leave. A pear-tree lined driveway guides you to the vision that will win your heart, set amid approximately 2.9 hectares and promising a lifestyle that is more than you've dared to dream, and everything you could hope for. Exuding classic cottage elegance, the beautiful interiors are exactly as you'd expect - spacious and graceful, artfully merging modern appointments with captivating charm, ensuring connection to the vast picturesque surrounds is celebrated at every turn. The gardens that embrace the home are postcard-perfect, gloriously sun-soaked and will be a joy to potter in as you bask in the serenity and privacy you'll be afforded here. All this, and only 20-minutes from Canberra. It really is the best of both worlds! House: ● ? Radiant living space effortlessly incorporates beautiful lounge and dining zones ● ? Plantation shutters, engineered floors and custom joinery feature throughout • IStunning skylit kitchen is supremely appointed for utmost meal prep efficiency ● ②Smeg and Miele appliances, vast storage and fabulous centre breakfast island ● ③Exquisite master suite adjoins a walk-in robe an elegant ensuite with slipper bath • Three further bedrooms with built-in robes share access to a gorgeous bathroom • IRumpus with study nook, laundry, walk-in linen press located in the children's wing • Exquisite tiling adorns the front veranda and magnificent covered alfresco patio • Ducted heating/cooling and a Jetmaster open fire ensure your seasonal comfort • Manicured garden surrounds include a pretty arbour walk and established trees ● ☐ Revamped Shearer's Hut with original fireplace and timber floors is also included Grounds & Infrastructure: • ? Residence and surrounding yard/gardens are fully enclosed with Polvin fencing • ? 130,000L rainwater storage (filtered to the house) with separate pumps servicing the house/gardens ● ②Access to 750,000L community bore; Econocycle wastewater treatment system • 2 Irrigation loop with 7 external taps and sprinklers including the vegetable garden ●②Fully enclosed chook run, several vegetable garden beds, potting shed, fire pit ●②10.5kw solar, three-phase power to house and shed, solar powered front gate ● ②DLUG to the house, plus four-car garage shed and double carport -18m x 7m • ②Satellite NBN, CCTV • ②10 minutes to Googong and the new shopping precinct due for completion on 2025 ● PRates: \$1,785 per annum ● Community levy: \$214 per quarter ● Land value (2022) \$930,000 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.