

**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
- Stunning skylit kitchen is supremely appointed for utmost meal prep efficiency
- Smeg and Miele appliances, vast storage and fabulous centre breakfast island
- Exquisite 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
- Rumpus 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
- Access to 750,000L community bore; Econocycle wastewater treatment system
- Irrigation loop with 7 external taps and sprinklers including the vegetable garden
- Fully enclosed chook run, several vegetable garden beds, potting shed, fire pit
- 10.5kw solar, three-phase power to house and shed, solar powered front gate
- DLUG to the house, plus four-car garage shed and double carport – 18m x 7m
- Satellite NBN, CCTV
- 10 minutes to Googong and the new shopping precinct due for completion on 2025
- Rates: \$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.