

8 Brill Place, Gowrie, ACT 2904



Sold House

Monday, 28 August 2023

8 Brill Place, Gowrie, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House

\$750,000

UNDER OFFER Tired of seeing renovated homes that you still want to change? Opportunities like this just don't present themselves to the market very often. In real estate parlance, "rare as hen's teeth" and "excellent bones" ring true. This very well-loved family home carries so many beautiful memories, and we now need to find a new custodian to take over the ownership. The bones are great – a solid three bedroom ensuite home, with a massive drive-through double garage, and in a cul-de-sac location with swings and a park just 100 metres away. For those with an eye on improving this treasure, what more could you ask for? The home is fantastic to move into right away and start making your own memories. Plus you can make your own capital growth by making improvements yourself over the years to come. While in almost original condition, the home has been well maintained and offers a great deal of natural light and ease of living. There are two separate living areas plus a study area that could be closed off for those working from home. The position of the home on the parcel of land lends itself to a master bedroom and ensuite addition in later years (subject to ACPTLA approval). The garden would not take too much to restore it to its previous glory, with a magnificent tree currently in bloom. The vegetable patch is ready to start planting next season's pickings. The crazy-paving style of the 1980s is making a comeback and allows a huge area for outdoor entertaining, and the drive-through function of the garage allows for the best of family gatherings even in the rain! There is simply nothing to not like about this rare opportunity. Please visit and just see what might be possible.

8 Brill Place has swings and a park just 100m away and is just a short stroll across the park to Gowrie Shops and Gowrie Primary School. Holy Family Primary School, Caroline Chisholm Senior Campus and Erindale College are all not very far away for the growing family. Tuggeranong Town Centre, Canberra Hospital and Woden Town Centre are all just 10 minutes' drive. Features include: Solid 1981 construction Three bedroom ensuite family home Two living areas, plus a separate study area 1998 approved pergola Functional kitchen Master bedroom with ensuite and built-in robe Two remaining bedrooms, one with built-in robe Large double door garage with drive-through access Large paved outdoor entertaining area Established gardens Vegetable garden area Off-street parking Swings and a park just 100m away Walking distance to shops and schools Easy commute to Canberra Hospital Only 10 minutes to either Woden Town Centre or Tuggeranong Town Centre Living: 126.7m² Double Garage: 40m² Pergola: 16m² EER: 0.5 Land Value: \$440,000 (2022) Land Rates: \$2421 pa (2022) Land Size: 760m² Rental Estimate: \$570-\$590 per week Land Tax: \$3674 pa (2022) Note: All figures and measurements are approximate. Virtual styling used in marketing photos