

# 8 O'Meara Place, Gowrie, ACT 2904

## House For Sale

Friday, 1 September 2023

8 O'Meara Place, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 872 m2

Type: House



Mikaela Chan  
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**\$849,000**

The perfect opportunity to enter the property market or up-size to a wonderful family home in Gowrie. Combining space with well thought out family living, and flexible in its design to accommodate the needs of even the most discerning buyer. Easy to live in, private, and centrally located close to popular schools, shops and Fadden Pines. FEATURES • Fantastic single level family home in a private setting • Four generous bedrooms, all with built-in robes • Spacious formal living and dining areas • Extremely well-maintained kitchen with good cupboard and bench space, quality appliances and servery to dining room • Family room adjacent to kitchen • Updated main bathroom • Large, combined laundry and second bathroom • Ducted gas heating and evaporative cooling throughout • Covered pergola entertaining area with fan, perfect for weekend BBQ's • Additional paved outdoor area with spa • Large double garage • Plenty of off-street parking space • Beautiful established gardens • Walking distance to Erindale Shopping Centre, Gowrie Shops and Gowrie Primary School • Short Drive to Holy Family Primary School, Fadden Pines, The Canberra Hospital and Tuggeranong Town Centre WHAT THE SELLERS LOVE ABOUT THE HOME 1. Love the privacy and bird life. 2. Great for family gathering- room for everyone. 3. Much loved family home for over 20 years. STATISTICS (all figures are approximate) EER: 1.0 Home Size: 131m<sup>2</sup> Land Size: 872m<sup>2</sup> Construction: 1986 Land Value: \$460,000 (2023) Rates: \$622 per quarter Land Tax: \$1,304 per quarter (only applicable if not primary residence) Rental Range: \$700 - \$720 per week