

9/15 McFarlane Avenue, Googong, NSW 2620



Sold House

Friday, 6 October 2023

9/15 McFarlane Avenue, Googong, NSW 2620

Bedrooms: 1

Bathrooms: 1

Type: House



Jason Maxwell

0416182379

\$450,000

Welcome to this modern 1-bedroom + Study apartment, where contemporary design meets functionality to create an inviting living space! Situated within the heart of Googong putting all life's essentials on your doorstep this will suit you if you are starting up or slowing down or even if your looking for an investment property. As you step inside, you are greeted by an open-plan layout that seamlessly connects the living, dining, and kitchen areas. The open design fosters a sense of spaciousness with a living area that is a perfect spot to relax and unwind, featuring large windows that frame stunning views of the surrounding landscape. The kitchen is a chef's delight, boasting sleek appliances, ample storage space, and a contemporary aesthetic. Whether you're preparing a quick breakfast or a gourmet dinner, this well-designed kitchen has you covered. The bedroom features 100% wool carpet and is a comfortable retreat, providing ample space with a built-in wardrobe. Adjacent to the bedroom, you'll find a modern and well-appointed bathroom. It features elegant fixtures. Additional features include a well-appointed European laundry, ceiling fans throughout, one dedicated car park ensuring you have a secure and hassle-free parking space for your vehicle and a security intercom system. Avia at a Glance 1 + Study/multipurpose room High quality AEG Appliances Allocated Car Space All residences feature double glazing to all windows and doors High Energy Rating of min 6.0 EER Landscaped communal gardens Architecturally designed residences by DNA Architects Developed by Base Developments & built by Milin Builders Interior finishes by Department of Design Choose your new lifestyle Colour Scheme - Dark Everything about Avia is generous: the residence, the shared landscaped common and the access to light and views. DNA Architects have planned AVIA to generate a sense of community and provide flexible lifestyle options. Separation between the buildings in the precinct maximises light, integrates privacy and minimises noise. The clever planning takes advantage of the excellent views to the eastern Googong hills. Avia is future-proofed, too, with fibre to the home, an electric vehicle charging station, a solar system powering all communal areas and a recycled water system. Living reimagined Avia is ideally located opposite Googong's town centre, putting all life's essentials on your doorstep. Imagine walking to the supermarket, or stepping out for a coffee or even dinner just across the road. At Avia, you'll be where the action is, with every facility within easy reach. As the town develops, Googong Central will provide a Manuka-sized shopping precinct with shops, eating places, two major supermarkets, a library, community centre and more. There will be a public secondary school, an indoor sports centre, a community garden, playing fields and tennis courts. Whether you're starting out in life, building a better lifestyle for your family or looking to down-size, this super-convenient location makes Avia a great choice. From the beginning Googong has been envisaged as a place where you know your neighbours, where kids can run free and where outdoor living comes naturally. It's a lifestyle in the best Australian tradition, but with every modern convenience. A place where you belong. When you buy at Avia, you're buying more than a home. You're becoming part of a welcoming community at Googong. It's the very best of urban living in a breathtaking country setting, less than 30 minutes from the centre of Canberra. Buy now, and you just may stay forever. A sustainable lifestyle Avia is future-proofed, too, with fibre to the home, an electric vehicle charging station, a solar system powering all communal areas and a recycled water system. Googong's green credentials have been recognised by the Green Building Council of Australia, with the nation's first 5-Star Green Star Communities rating. The town has incorporated state-of-the-art Smart Cities technologies such as digital-enabled waste and facilities management systems, infrastructure for electric cars, public Wi-Fi, lighting and environmental monitoring systems to reduce the town's carbon footprint, and more. An integrated water cycle management system reduces potable water use by about 60 per cent and recycles more than half of the town's waste water for irrigation and toilet flushing. Plus, every home is built to exceed the required sustainability standards. Merging intelligent technology with responsive design. Your kitchen at Avia is designed for function and style, with plenty of room to move, clever joinery and sleek engineered stone benchtops. Kitchens feature AEG appliances, the best of German technology, including an AEG electric 8 function oven, cooktop, dishwasher and range hood. Quality finishes provide a backdrop, inviting you to add your own personal touch. Choose from two contemporary colour schemes. Parking will never be a hassle at Avia, with double lock-up basement garages for town houses and basement parking and storage for apartments. Common ground Avia responds magnificently to the spirit of Googong, with its emphasis on shared open space. At Googong, more than 23 per cent of the township's area is dedicated to open space. It's the same at Avia. The apartments and townhouses are arranged around an expansive private Common. This beautifully landscaped space has cleverly designed public and private places where you can retreat and relax, or meet friends and neighbours. A barbecue pavilion is a focus for get-togethers. The covered arbour running the length of the Common provides a sheltered central

spine, while pedestrian linkages connect to Googong Central's commercial precinct and to the local recreation park.