

9/7 Courtney Street, Googong, NSW 2620



Townhouse For Sale

Friday, 17 May 2024

9/7 Courtney Street, Googong, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: Townhouse



Ben Mills

0422765130

\$760,000 - \$780,000

Set against the backdrop of serene suburbia, this two-storey townhouse holds a special place in the hearts of its current homeowners. Embarking on their journey into homeownership, they celebrated their most memorable Christmas present together, moving in on Christmas Eve in 2021. With each passing day, as they settled into their new home, the story of their journey intertwined seamlessly with the narrative of this townhouse – a tale of dreams and memories, and a future brimming with possibility. In this abode, they found not just a place to live, but a place to truly call home, surrounded by the beauty and promise of the ever-growing Googong. A spacious, open plan concept invites you into the heart of this home, warmed by the morning sun, creating a cosy retreat for quiet moments spent together and perfect for growing plants galore. Large floor tiles lead the way to the kitchen, a culinary haven boasting a breakfast island for casual dining and stone benchtops that exude elegance and durability. High-end electric Ariston appliances, including a built-in oven and induction cooktop, elevate every mealtime experience, while a walk-in pantry ensures that culinary essentials are always accessible. Glass sliding doors extend out into a courtyard oasis, complete with a PetTek invisible dog door and a grassy lawn – the perfect addition for the homeowners' furry companions to explore the outdoors whilst the homeowners enjoyed the fresh air and sunshine and tended to their gardens. Outside, a double car, lock-up garage, featuring a MyQ Capable Merlin automatic roller door, ensures secure parking and added convenience. The homeowners' favourite feature of the home by far is the master bedroom, conveniently located on the ground floor, which offers a sanctuary of serenity, adorned with plush carpeting, a spacious walk-in wardrobe and a private ensuite that indulges the senses within its fully tiled elegance. Venture upstairs, where two additional bedrooms await, offering ample storage with built-in wardrobes. An additional open plan living space and study nook offer versatility and comfort, ideal for work, relaxation, or quiet contemplation. The fully tiled main bathroom invites relaxation with its built-in bathtub and large, separate shower, promising moments of rejuvenation and self-care. Modern conveniences abound throughout the home, from single-zone LG ducted air conditioning for year-round comfort to generous built-in storage, including under stair storage. The laundry features an additional downstairs toilet, effortlessly accommodating daily needs while maintaining a sense of order and organisation. Situated across the road from a tranquil nature reserve and within walking distance of the picturesque lake and future Googong shopping precinct, this townhouse offers the perfect blend of peaceful surroundings and urban amenities. With easy access to surrounding suburbs, Queanbeyan, Canberra Airport, and the vibrant Canberra CBD, it presents an idyllic lifestyle opportunity for discerning buyers seeking comfort, convenience, and connection. While the homeowners bid a bittersweet farewell to their first home, with intent to find their family's forever home, they leave behind the keys to a well-loved chapter and a home ready to be filled with the laughter and love of the next occupants.

More Details:- Two-storey townhouse- Master bedroom on ground floor ft. carpet, walk-in wardrobe & private ensuite- Fully tiled ensuite ft. floating vanity sink, large shower & heated towel rack- Additional two bedrooms on upper-level ft. carpet & built-in wardrobes- Open plan living, kitchen & dining ft. large floor tiles, glass sliding doors to courtyard with PetTek invisible dog door- Kitchen ft. double stainless-steel sink, breakfast island, stone benchtops, walk-in pantry, high-end electric Ariston appliances inc. built-in oven, dishwasher & induction cooktop, with Smeg rangehood, ample cabinetry & plumbing fitted to fridge space- Additional living space & study nook on upper-level ft. carpet- Fully tiled main bathroom ft. floating vanity sink, built-in bathtub & separate shower- Single-zone LG ducted air conditioning & heat pump- Energy efficient heat pump hot water system- LED lighting throughout- Generous built-in storage throughout inc. under stair storage- Separate laundry ft. additional toilet- Spacious grassed courtyard ft. concrete seating space, gardens & access to garage- Double car, lock up garage ft. MyQ Capable Merlin automatic roller door- Located across the road from nature reserve, close to entry to Googong- Within walking distance of lake & future Googong shopping precinct - Close commute to surrounding suburbs & amenities inc. Queanbeyan- Short commute to Canberra Airport & Canberra CBD- Approx. Living Size (inc. garage): 232sqm- Approx. Courtyard Size: 36 sqm- Approx. Council Rates: \$718 per quarter- Approx. Strata Levies: \$632.45 per quarter- Approx. Sinking Admin Fund: \$253 per quarter- Approx. Rental Return: \$650 - \$680 per week