

98 Gouger Street, Torrens, ACT 2607



House For Sale

Thursday, 25 January 2024

98 Gouger Street, Torrens, ACT 2607

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1353 m2

Type: House



Bree Currall
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Chloe Lindbeck
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AUCTION

Nestled on a sought-after street, this captivating family residence stands proudly on a generous 1,353sqm block, surrounded by meticulously landscaped gardens showcasing an array of native plants that create a private sanctuary. Boasting five bedrooms, this spacious home is thoughtfully designed for harmonious living and growing family comfort. The focal point of the residence is the expansive balcony, seamlessly connecting the kitchen and dining areas, providing a picturesque setting for morning breakfasts and delightful encounters with Sulphur-crested cockatoos. The Granite-Transformation kitchen offers panoramic views of Mount Taylor and serene landscapes toward Isaacs, featuring a 5-hob gas cooktop, double electric wall oven, and ample storage. Upstairs, the master bedroom offers built-in wardrobes, an ensuite, and spectacular backyard views. Three well-appointed bedrooms feature generous cupboard space, while the main bathroom showcases luxury with a shower, bath, and floor-to-ceiling tiles. Downstairs, the fifth bedroom includes a wall-to-wall built-in wardrobe and its own bathroom, offering flexibility for guests or extended family members. This energy-efficient home features solar panels. The goings include council rates at \$1,256 per quarter and water rates at \$187 access/quarter, \$2.41/kL for the first 48L, and \$4.84/kL thereafter. Situated in one of Torrens' most sought-after streets, this residence is within the catchment of Torrens Primary School and Melrose High School. Enjoy the convenience of being only 600m from Torrens shops and a short drive to Mawson Shopping Center and Woden Plaza, offering the perfect blend of modern living in a peaceful, family-friendly environment. Discover the joy of living in this home's predominantly native garden, attracting a variety of colorful birds. The property features easy single-level access, an expansive balcony, and a peaceful grassy courtyard. With an elevated position in a quiet street, this home provides a serene retreat for your family.* Five bedroom, 3 bathroom, 2 car garage home * Easy single-level access from a motorized panel-lift mostly enclosed double carport* Granite transformation kitchen with manufactured stone benches and splashbacks* Reverse cycle air conditioners in the lounge and main bedroom* Ducted gas heating throughout* Solar panels with a generous feed-in tariff of 45.7c/kW hour* Wall-to-wall built-in wardrobes in 4 of the 5 bedrooms* Renovated floor-to-ceiling tiled bathrooms* Spacious lounge and dining room with a north east aspect* Rumpus room* Expansive balconies with great views* Native garden with a nature trail a few houses away* Elevated position in a quiet sought-after street* Easy access to reserve land* Rates: \$1,256pq (approx.)* Water Rates at \$187 access/quarter, \$2.41/kL for the first 48L, and \$4.84/kL thereafter* Land Tax: \$2,330pq (approx. if rented out)* UCV: \$1,052,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.