

141 Gorman Drive, Googong, NSW 2620



House For Sale

Wednesday, 10 July 2024

141 Gorman Drive, Googong, NSW 2620

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 425 m²

Type: House



Ben Mills

0422765130

\$1,275,000 - \$1,350,000

December 2015 marked the beginning of an exciting journey into home ownership and design, with the current owner purchasing an incredible house and land package in the burgeoning suburb of Googong. The perks of this purchase allowed them to custom select the layout and fittings throughout, to perfectly suit their dream home vision. The result - a magnificent residence designed with family living in mind and a separate, self-contained studio offering family versatility and future investment potential. Stepping into the main residence, a spacious sanctuary awaits, with four well-appointed bedrooms and three modern bathrooms, wherein each detail has been thoughtfully chosen, reflecting a blend of style and functionality. Making up the heart of the home, an expansive open plan kitchen and dining space invites culinary creativity and a hub for family gatherings, featuring top-of-the-line appliances. Custom selected, quality fixtures abound throughout, such as Daikin ducted heating and cooling. Set up to control the upper and lower floors independently, this inclusion ensures every part of the house remains the perfect temperature for year-round comfort and convenience. Adjacent to the dining space, glass sliding doors extend the internal entertainment outside, onto an expansive undercover patio, creating the perfect setting for alfresco dining while enjoying the tranquil surrounds. Over the years, the homeowner has enjoyed entertaining friends and family in this space, hosting BBQ's, beers and birthday celebrations aplenty, while sharing stories, laughter and games of darts. Adding to the overall allure and family appeal, a separate, self-contained studio offered an ideal abode for extended family and friends, or as an incredible opportunity for future investment. Inside, a sizeable, fully functional kitchen and bathroom ensure comfortable living, with independence and privacy from the main residence. This custom-designed residence stands as a testament to thoughtful planning and quality craftsmanship, offering a blend of luxury, comfort, and practicality, making it a perfect sanctuary for modern family living. Situated in the ever-growing, family-friendly suburb of Googong, this property welcomes an enviable lifestyle. Renowned for its vibrant community, excellent schools, and ample amenities, Googong provides the perfect place for families to thrive. So, whether you're seeking a spacious home for your growing family or an investment opportunity with a versatile studio, this property in Googong has it all.

More Details:- Spacious corner block ft. main residence & separate, self-contained studio on top of double car garage- Oversized double car, lock up garage ft. automatic roller door & under stair storage- Recently repointed roofing- Recently replaced roof tiling & flashing- Low-maintenance, shared backyard ft. lush turf- Within walking distance of public transport, local parks & Googong North Village Centre inc. Cannons IGA Googong- Short commute to local shops, eateries, renowned schools & sporting facilities- Approx. 110 metres from Rockely Oval, Playground & Dog Park (according to Google Maps)- Approx. 5min drive to Googong North Village Centre (according to Google Maps)- Approx. 22min drive to Canberra Airport (according to Google Maps)- Year Built: 2015- Approx. Block Size: 425 sqm- Approx. Garage Size: 48.28 sqm- Approx. Council Rates: \$960 per quarter- Approx. Rental Return (for house & studio): \$1000 per week

Main House Details:- Impressive two-storey family home ft. multiple living spaces- Generous master bedroom ft. carpet, walk-in wardrobe & private ensuite- Ensuite ft. floating vanity & large shower with adjustable shower head- Additional three bedrooms ft. carpet & built-in wardrobes with mirrored sliding doors- Open plan kitchen & dining space ft. large floor tiles- Kitchen ft. wrap around breakfast bar, oversized fridge cavity, top-of-the-line electric Omega appliances inc. built-in oven & five burner gas cooktop, brand new Westinghouse rangehood, Samsung microwave, Miele dishwasher & double stainless-steel sink- Carpeted family room ft. glass sliding doors to external alfresco- Segregated formal lounge room ft. sliding doors to enclose space- Daikin ducted heating & cooling ft. independent controls for upper & lower levels- Recently repainted interior inc. walls & ceiling- Upstairs bathroom ft. floating vanity, built-in bathtub, separate shower with adjustable shower head & separate toilet- Downstairs fully tiled bathroom ft. floating vanity & shower with adjustable shower head- Separate laundry ft. ample bench space & external access- External undercover entertainment space/alfresco ft. LED downlights- Large windows & glass sliding doors ft. vertical blinds- Approx. Lower Level Living Size: 98.68 sqm- Approx. Upper Level Living Size: 62.02 sqm- Approx. Total Living Size: 160.70 sqm- Approx. Alfresco Size: 14.78 sqm- Approx. Veranda Size: 11.79 sqm- Approx. Rental Return: \$790 per week

Studio Details:- Situated on top of the double car garage- Accessible via external entry door ft. pet door- Open plan living, kitchen & dining ft. large floor tiles- Fully functional kitchen ft. top-of-the-line electric Omega appliances inc. built-in oven, rangehood & four burner cooktop, Panasonic microwave, dish drawer, ample cabinetry & stainless-steel sink- Fujitsu reverse cycle air conditioner- Large windows ft. vertical blinds- Generous bedroom ft. carpet & built-in wardrobe with mirrored sliding doors- Sizeable bathroom/laundry ft. floating vanity, built-in bathtub shower & LG washing machine (included in sale)- Approx. Living Size: 39.89 sqm- Approx. Rental Return: \$470 - \$500 per week