

# 16 Kingsbury Street, Gowrie, ACT, 2904

## House For Sale

Wednesday, 28 August 2024

16 Kingsbury Street, Gowrie, ACT, 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark McCann  
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## Family home, tightly held by original owner

Offering comfort, space and convenience, you will soon discover why this meticulously maintained home has been tightly held by the original owner for over four decades. Sitting proudly on a spectacular 878sqm block, just a short walk to quality schools, local shops, playing fields and Fadden Pines Reserve, the home provides three bedrooms, separate living spaces and a fabulous timber entertaining deck that overlooks the backyard and delivers lovely views of the hills.

The home is in fantastic condition, with an updated bathroom and laundry plus plenty of great energy efficient features. There are two reverse cycle units located in the dining area and master bedroom plus a gas wall furnace to keep your family comfortable year-round. The inclusion of honeycomb blinds on some windows plus batts in the walls and ceiling provide excellent insulation for the home and there is an impressive 3kw solar system with 16 panels and an unheard of 45.7c/kw feed in tariff until 2031.

The North-North-West aspect allows the front of the home to be flooded with natural light, ideal for curling up with a good book and basking in the Winter sun. The L-shaped lounge and dining area is a generous size with the ability to be closed off from the kitchen while still allowing effortless access. The kitchen provides good storage including a pantry, electric cooking appliances and a fun pop of retro colour that will take you down memory lane. There is a generous breakfast bar that overlooks the adjoining family area, that has an ideal design for family living with direct access outside to the fabulous timber deck, built in gas bbq and paved entertaining area.

Outside, the substantial block allows potential to extend the house in the future should you choose, with Colorbond fencing, plenty of lawn space and lots of established trees in addition to the incredible entertaining spaces. Out the front there is lovely street appeal, leafy gardens and a single garage under roofline with an automatic roller door, built in workbench and drive through access into the backyard via a second manual roller door.

The home is located in a quiet, family-friendly street within walking distance to quality schools, local shops, Fadden Pines Reserve and playing fields. It is just moments to both Chisholm Shops and Erindale Shopping Precinct providing a variety of services, shopping and eating options, with public transport links available and a quick commute into Tuggeranong, Woden and the City.

☑ Three bed home, tightly held by original owner

☑ L-shaped lounge/dining, separate family room

☑ Three bedrooms, two with robes, Berber carpet

☑ Updated laundry and bathroom with U/F heating

☑ A/C unit in dining and master, gas wall furnace

☑ Honeycomb blinds, batts in walls and ceiling

☑ Timber deck with shade sail, built in gas BBQ

☑ Garage with drive through access, workbench

☑ 3kw solar system with 45.7c/kw tariff until 2031

• Close to Holy Family Primary School and Gowrie Primary School

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.