

18 Coningham Street, Gowrie, ACT, 2904



House For Sale

Thursday, 12 September 2024

18 Coningham Street, Gowrie, ACT, 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Bree Currall
0262959911



Chloe Lindbeck

Exquisite Living with Panoramic Views in Gowrie

Perched on an elevated 725sqm block in the heart of Gowrie, 18 Coningham Street offers a beautifully renovated three-bedroom home with breathtaking views of the Brindabellas. This north-facing gem seamlessly blends modern elegance with comfort, providing a light-filled sanctuary that captures the essence of quality living.

Step into a spacious lounge where new carpets, downlights, and a ceiling fan create an inviting atmosphere. With large windows overlooking the front verandah and soak in the captivating mountain views. The kitchen, featuring stylish grey and white tones, boasts timber-look flooring and brand-new appliances, including a dishwasher, oven, and a 5-hob gas burner with a wok burner. The thoughtfully designed space includes dual sinks, exceptional cabinetry, and ample storage, including a full-sized pantry.

The home offers separate dining and living areas, ideal for both everyday living and entertaining. All three generously sized bedrooms feature new carpeting and ample wardrobe space. A sleek, modern bathroom with a full-sized bath, shower, and vanity services the home.

Outside, the low-maintenance backyard is perfect for hosting gatherings, complete with an undercover area. The property also includes a separate laundry, ducted gas heating for year-round comfort, a double lock-up garage, and additional under-house storage.

Situated within easy walking distance to Gowrie, and in close proximity to Erindale College, Erindale shops, and a wide array of dining options, this home combines convenience with stunning, elevated living. Don't miss the chance to make this exceptional property your own.

- * Residence: 116.50sqm plus Garage/Store: 73.54sqm
- * Elevated 725sqm block with stunning Brindabella views
- * North-facing rear, capturing abundant natural light
- * Spacious lounge with new carpet, downlights, and ceiling fan
- * Modern kitchen with timber-look flooring and brand-new appliances
- * Separate dining and living areas for versatile use
- * Three good-sized bedrooms with new carpet and ample storage
- * Sleek, modern bathroom with full-sized bath and shower
- * Low-maintenance backyard with undercover entertaining area
- * Double lock-up garage and additional under-house storage
- * Ducted gas heating throughout for year-round comfort
- * Close to Gowrie, Erindale College, shops, and dining options

Rates: \$3,038pa (approx.)

Land Tax: \$5,506pa (approx.)

UCV: \$515,000 (2023)

EER: 2.5

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