

**19 Nellie Street, Googong, NSW 2620**

**VERV**

**House For Sale**

Thursday, 4 July 2024

19 Nellie Street, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

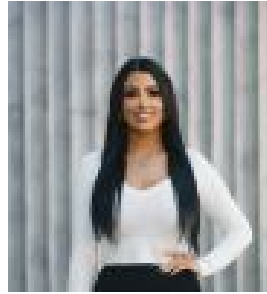
**Parkings: 2**

**Area: 412 m2**

**Type: House**



Jason Roses  
0431419847



Sharna Sinclair  
0261763476

**\$950,000 - \$980,000**

Experience the pinnacle of luxury and natural beauty in this stunning four-bedroom house perfectly positioned opposite a picturesque nature reserve. This meticulously designed home welcomes you with an impressive facade and continues to delight inside with spacious, light-filled interiors adorned with contemporary finishes and impeccable craftsmanship. The heart of the home is a gourmet kitchen equipped with top-of-the-line appliances, complemented by an open-plan living and dining area that seamlessly extends to outdoor entertaining space. Imagine hosting gatherings against the backdrop of expansive reserve views, creating a serene atmosphere for both relaxation and celebration. Located in the heart of Googong, a popular township with excellent infrastructure within the area, including IGA, Googong Sports and Aquatic Centre, Anglican School, Gorman & Co, rapidly increasing amenities, numerous parks, walking trails and bike paths. Currently rented at \$790 per week until 31/10/2024. Features Include: - Outstanding location opposite the reserve - Gorgeous single-level design - Built over 222m<sup>2</sup> under roofline - Northerly aspect to the rear - Double-glazed windows and doors\* - Four bedrooms (all with built-in-robos) - Two bathrooms (main & ensuite) - Double garage with internal access - Segregated master bedroom with walk-in-robe and ensuite - Modern kitchen with 20mm benchtops, feature lighting, under-bench stool seating- Covered and tiled alfresco with enclosed glass sliding doors - Ducted reverse cycle heating and cooling TOSHIBA (2 zones) - Large laundry with benchtop and basin with ample storage - Double roller blinds (sheer and block out) to front living area - Quality roller blinds throughout bedrooms - 6.8KW solar system with Fronius inverter - Wired video intercom system - Separate powder room - Two living areas - Ample storage throughout- Walking distance to Duncan fields - Close proximity to Googong Public School Year Built: 2016 Rates: \$3,736 per annum (approx.) Block: 412m<sup>2</sup> (approx.) Living: 160.337m<sup>2</sup> (approx.) Garage: 40.54m<sup>2</sup> (approx.) Porch: 1.84m<sup>2</sup> (approx.) Verandah: 8.1m<sup>2</sup> (approx.) Alfresco: 11.76m<sup>2</sup> (approx.)\*except bathrooms and laundry