

**190 Glenrock Drive, Googong, NSW, 2620**



**House For Sale**

Thursday, 1 August 2024

190 Glenrock Drive, Googong, NSW, 2620

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Built to Last. Created to Enjoy! Welcome Home**

New Door Properties proudly presents 190 Glenrock Dr, Googong crafted to the highest of standards, and this spectacular home is ready for you to move in, unpack, and enjoy. Anyone who appreciates fine attention to detail will adore this majestic residence which has been expertly designed to reflect the need for privacy and relaxation for every family member. Set on 444 m2 of land in Googong.

This family home was built in 2024 covering a light-filled space with state-of-the-art features to ensure every comfort and easy indoor/outdoor entertaining option. The open-plan living and dining area provides a further sense of space, comfort, and luxury with high ceilings throughout the house. Lastly, this house has stone bench tops all around for fancy insights.

A property like this doesn't come along every day and must be seen to be truly appreciated.

Don't miss out on this one. To know more, call us at Yash at 0406 551 043 or Abhi at 0404 525 998

### Property Features:

4 Bed | 3.5 Bath | 2 Car Garage - Brand New Home

- Family home crafted to the highest standards
- Tremendous open-plan living and dining area
- Spacious formal lounge with high ceilings
- Wide entry front door with a smart lock
- Welcoming with a high raked ceiling, void and sun window
- 2.7m ceiling height throughout as standard
- Spectacularly built kitchen with tiled splash-back and stone benchtop
- Walk-in butler's pantry with ample cupboard space
- Soft-close drawers and cupboards
- Stainless steel kitchen appliances including:
  - 900mm Bosch gas cooktop
  - 900mm Bosch ducted range-hood
  - 600mm Bosch dishwasher
  - 600mm Bosch oven
- 3-skylights over the kitchen bench-top
- Guest bedroom featuring a fancy built-in wardrobe and an ensuite
- Bathrooms with wall-hung vanities, stone bench tops, and heated tiles
- Spacious laundry room with custom-built joinery
- The main bathroom has an astonishing bathtub connecting two bedrooms
- Both bedrooms feature full-size built-in wardrobes and carpeted floors
- Master bedroom featuring a walk-in wardrobe
- Ensuite with wall-hung vanities and floor-to-ceiling tiles
- Spacious living room and dining area with laminated flooring
- Significantly sized windows with fitted blinds
- Ducted reverse cycle heating and cooling with 4-zones
- Hassle-free front yard and back yard
- Automated irrigation connected
- 13.3 kW solar connected for electricity
- Downlights throughout the house
- Inviting alfresco area with stacked door
- Tiled alfresco and outdoor kitchen
- Outdoor kitchen with stone bench-top and an induction cooktop

- Stunning façade with wide frontage and side access
- NBN connected
- Solid core doors throughout
- Smart entry doorbell
- 6-security cameras
- Double-car garage with internal access
- Concrete all around the house
- It's a complete turnkey setup just unpack and move in
- Prime location, walking distance to shops, amenities, and schools

#### Property Details:

- Year Built 2024
- Easting facing street orientation
- Internal living 197.08m<sup>2</sup> (approx.)
- Garage 39.15m<sup>2</sup> (approx.)
- Alfresco 16.36m<sup>2</sup> (approx.)
- Verandah 13.43m<sup>2</sup> (approx.)
- Total House size: 266.00m<sup>2</sup> (approx.)
- Block size: 444.00m<sup>2</sup> (approx.)

#### Why Googong?

Googong is a thriving community known for its natural beauty and family-friendly environment. You'll be surrounded by picturesque landscapes, parks, and walking trails, providing a serene setting for you and your family to enjoy. It features a thriving Village Centre Shopping area, Anglican private School, public primary school, 3 dog parks, 7 ovals, walking trails, and playgrounds. Googong is a peaceful retreat away from the hustle and bustle; it's a self-contained township a short 26-minute drive from Canberra's CBD.

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