

**22 Sadlier Street, Gowrie, ACT, 2904**

LUTON

**House For Sale**

Wednesday, 11 September 2024

22 Sadlier Street, Gowrie, ACT, 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Gem of a Home in Gowrie!

Welcome to 22 Sadlier Street, Gowrie, a charming and spacious family home designed for comfort and practicality, set in a fantastic location and in an elevated position. This home offers everything a growing family needs, with thoughtful updates and ample space inside and out. Boasting 4 spacious bedrooms, this home features a large kitchen with ample storage and a cozy wood fire slow combustion stove, making it perfect for family life. The kitchen connects to the bright and peaceful sunroom, ideal for relaxing mornings or casual entertaining. At the front of the home, you'll find an inviting open-plan living, dining, and family rooms, offering generous space for hosting gatherings or enjoying quiet family time. The main bedroom is a highlight, with direct access to the backyard, a walk-in robe, and a beautifully renovated ensuite. Two additional spacious bedrooms, each with built-in robes, provide ample storage and comfort, while the fourth bedroom offers versatility as a sunny rumpus room or an additional living area. Step outside to enjoy the delightful pergola-covered entertaining area, perfect weekend barbecues. The beautifully maintained front and back yards are a highlight, featuring mature gardens, two garden sheds, and plenty of room for children and pets to play. The home is equipped for year-round comfort with ducted gas heating and an instant hot water system, ensuring your family stays cozy and comfortable in all seasons. Additional features include a spacious laundry and covered car accommodation. Situated on a lovely block with fantastic views and in close proximity to local schools, shops, and public transport, this property offers the perfect balance of convenience and lifestyle. Whether you're looking for a place to settle down or a comfortable home to entertain and relax, 22 Sadlier Street, Gowrie is ready to welcome you. This is a fantastic opportunity that won't last long. Contact Mina Etminan at Luton Properties today to arrange an inspection and see all that this wonderful home has to offer.

**Key Features:**

- 4 spacious bedrooms, including main with walk-in robe and renovated ensuite
- Large main bathroom
- Well-appointed kitchen with ample storage and wood fire stove
- 4th bedroom can be used as a rumpus room
- Bright and peaceful sunroom
- Open-plan living, dining, and family room
- Spacious laundry
- Pergola-covered entertaining area
- Beautifully maintained front and back yards
- Two garden sheds
- Covered car accommodation
- Ducted gas heating
- Instant hot water system
- Fantastic views
- Close to schools, shops, and public transport
- Inspections highly recommended!

**Additional Information:** UV: \$559,000 Rates: \$3,530.54 per year Land Tax: \$6,743.60 per year EER: 0.5 Year Built: 1981 Land Size: 738m<sup>2</sup> Living Size: 194m<sup>2</sup>