

23 Coningham St, Gowrie, ACT, 2904

House For Sale

Wednesday, 21 August 2024



23 Coningham St, Gowrie, ACT, 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Anish Sebastian

Impressive Family home with easy care surrounds

Confidence Real Estate presents this generously sized family residence with enviable inclusions throughout. The home is characterised by its contemporary renovations, multiple light filled living areas and its easy proximity to local shops, schools and parks. The home offers a free flowing, open plan design, while still remaining true to traditional formal and informal spaces. In addition to the light filled living areas one would expect in a family home, the residence features a generously sized sunroom and a secluded rumpus room or teenager's retreat.

At the heart of the home, the family sized kitchen features stainless steel appliances and splashback, gas cooking, dishwasher, and ample cupboard space. The three of the four bedrooms of the residence feature built in wardrobes, the master featuring a private ensuite. The main bathroom features modern upgrades, including stone benches and chrome tapware, and a separate toilet. The residence is set on a generous parcel of land (660m²) with low maintenance, well established, landscaped grounds which feature a front paved courtyard and ample storage sheds. Within a few minute's walk from the residence you will find easy access to public transport, local schools, parks and a variety of shopping amenities. Ideal for growing families or for when extended family come to stay, this family residence has so much to offer and will surely not remain on the market long.

Features:

- Generously sized living areas, both formal and informal
- Spacious sunroom & Dining Room
- Separate rumpus room
- Modern kitchen with stainless steel appliances
- Four good sized bedrooms
- Master featuring an ensuite
- Daikin ducted reverse cycle unit and ceiling fans for year-round comfort
- Modernised bathroom with separate toilet
- Walking distance to childcare and education facilities
- Rinnai continuous hot water system
- New LED downlights installed
- Freshly Painted
- Remote controlled shutters on windows
- Extra Drive-way to backyard with fenced gate
- Walking distance to the Gowrie shops & schools
- 6-minute drive to the Erindale Restaurant and Shopping Precinct

Block Size - 660 m² approx.

House size - 214 m² approx.

EER - 4

Rates - \$671.48 per quarter approx.

Land Tax - \$1,137.82 per quarter approx.

All figures are approximate.

For further details, please contact Anish by submitting an enquiry below or calling on 0450865524.

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