

# 4 Saphira Street, Googong, NSW 2620



## House For Sale

Sunday, 23 June 2024

4 Saphira Street, Googong, NSW 2620

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 492 m2

Type: House



Gurjant Singh



Yash Sethi  
0406551043

## By Negotiation

New Door Properties proudly presents 4 Saphira Street, Googong is crafted to the highest of standards, and this spectacular home is ready for you to simply move in, unpack, and enjoy. Anyone who appreciates fine attention to detail will adore this remarkable residence which has been expertly designed to reflect the need for privacy and relaxation for every member of the family, plus add a self-contained unit for rental return. Set on a generous 492m<sup>2</sup> approx. parcel of land in one of the desired locations. This family home was built in 2021 keeping the family life in mind. This home covers a light-filled space, ensuring every comfort and easy indoor/outdoor entertaining option. The open-plan living and dining area provides a further sense of space, comfort, and luxury. 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 Gurjant at 0497 000 007 or Yash at 0406 551 043

**Property Features:** 4 Bedroom | 3 Bathroom | 3 Car Garage - 492.00m<sup>2</sup> block (approx.) • Two storey family home crafted to the highest standards • Open-plan living & dining area • Magnificent chef's kitchen with stone benchtop & ample pantry storage • Stain Steel kitchen appliances • 600mm gas cooktop • 600mm ducted rangehood • 600mm oven • 600mm dishwasher • Soft-close drawers and cupboards through • Tiled backsplash for ease of cleaning • Spacious master bedroom features a full size built-in wardrobe • With attached ensuite • Study nook upstairs • 2-other bedrooms with custom built-in robes & carpet to floor • The main bathroom with bathtub • Custom-built laundry • Reverse cycle unit in bedroom & main living area • Easy maintenance of front and back yard • Concrete around the house • Double lock up car garage with automatic roller doors • Continuous gas hot water • Understairs storage • Year built: 2021 • Separate meters for electricity, gas & water bills • Residence 1GFA: 168.80m<sup>2</sup> (approx.) (3 bed 2 bath 2 car garage) • Block size: 492.20m<sup>2</sup> (approx.) • Rental estimate: \$680 to \$700 per week (approx.) • Lot 1318/ Lot 1 Studio Unit - (1 bed 1 Living 1 bath 1 car garage) • 1-Bedroom with built-in robe • Carpet to the floor in the bedroom • Tiles in the living area • The main bathroom with bathtub • Separate laundry • Stainless steel appliances in the kitchen • Reverse cycle unit for heating & cooling • Spacious outdoor balcony • Separate meters for electricity, gas & water bills • Studio GFA: 90.60m<sup>2</sup> (approx.) • Rental estimate: \$480 to \$500 per week (approx.) • Lot 1318/ Lot 1A

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. Featuring 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. Disclaimer: New Door Properties and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their independent inquiries or contact the agent for more information.