

**50 Bugden Avenue, Gowrie, ACT 2904**



**House For Sale**

Saturday, 29 June 2024

50 Bugden Avenue, Gowrie, ACT 2904

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 895 m2**

**Type: House**



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## Auction

Welcome to a unique property nestled in a coveted location, offering the perfect blend of relaxation and entertainment. This expansive property showcases not only a home, but a lifestyle enriched with thoughtful design and well-appointed amenities for a family or multi-generation living. Enter through a spacious front door leading to a sunlit sunken lounge room, enhanced by stackable windows that open onto an external bar seating area-perfect for hosting gatherings while enjoying your favourite sports. The heart of the home is the well-appointed kitchen boasting all that you need to be functional - oven, dishwasher, a new four-burner gas cooktop and microwave and ample benchtop space. Adjacent is a spacious dining area providing an ideal space for family meals and entertaining. The parent's retreat boasts soaring, raked ceilings adorned with two skylights, offering an inviting opportunity for star gazing right from your bed and in slab floor heating. Separate His and Her wardrobes and a luxurious ensuite complete with a double shower are sure to delight. A private outdoor sanctuary awaits, featuring an indulgent outdoor shower-ideal for enjoying your morning coffee or unwinding after a long day. Three additional bedrooms, each generously sized with built-in wardrobes, share a resort-style main bathroom complete with a large shower, bath, vanity and toilet. Step outside to a sprawling entertainment area complete with a three-hole golfing green, perfect for leisurely afternoons. Enjoy a cozy winter evening around the fire pit or cultivate your green thumb in the raised veggie patches. Studio: A private studio awaits, complete with its own entrance and designated car space. Inside, discover an open plan living and dining area, complemented by a well-equipped kitchen featuring an electric oven and cooktop. A spacious bedroom boasts a built-in wardrobe, while a functional bathroom includes integrated laundry facilities. Outside, entertain effortlessly on your private deck-a serene retreat perfect for hosting guests or enjoying a peaceful moment alone. This property is a haven for those seeking a harmonious blend of comfort and practicality, with its elegant design, versatile living spaces, and abundant outdoor amenities. Don't miss your opportunity to experience the lifestyle this unique property offers. Features: • Main bedroom/Parent's retreat features private versatile area, in-slab floor heating, polished cement flooring with his and her wardrobes • Stylish Ensuite with double shower • Three additional good size bedrooms all with built-in wardrobes • Resort style main bathroom • Large living and dining areas filled with natural light • Functional kitchen with quality and updated appliances • Laundry with drying rack and storage • Study nook • Mud room • Entertaining area • 3-hole golf green • Veggie patch • Low maintenance garden • Ducted gas heating • Electric hot water • Evaporative cooling • Solar panels 13kW • Double glazed thermal windows and doors • Double garage with internal access Studio Features: • Generous bedroom with built-in wardrobe • Functional bathroom with integrated laundry • Open plan dining/living • Full kitchen • Private entertaining deck • Private entrance • Car space • Ceiling fan • Split system air conditioner • Double glazed doors and windows EER: 2.5 Living: 168.18m<sup>2</sup> Studio: 62.57m<sup>2</sup> Garage: 38.50m<sup>2</sup> Land: 895m<sup>2</sup>