

7 Fogarty Place, Gowrie, ACT, 2904



House For Sale

Friday, 27 September 2024

7 Fogarty Place, Gowrie, ACT, 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jonathan Irwin

Gorgeous home nestled on 912m2 in the heart of Gowrie

Tucked away in whisper quiet Fogarty Place, this lovingly maintained family home has been extensively upgraded. It features an extra large block, a great floor plan with three living spaces and a super convenient location. Homes of this calibre get snapped up quickly!

THE HOME

With lovely street appeal on the outside, it's a taste of what's to come. Including a long list of renovations and upgrades, this is a home that can be enjoyed immediately.

The adjoining formal lounge and dining rooms are comfortably sized and nicely segregated from the rest of the house. Adjacent to the kitchen, the flexible meals/family room benefits from wonderful natural light and direct access outside.

The kitchen has been newly renovated and offers a lovely view over the rear yard. It features a breakfast bar, separate pantry and quality appliances including a Bosch dishwasher.

The master bedroom is a good size and includes a large built-in robe. There are two further bedrooms, both with robes. The main bathroom comes complete with a bathtub, updated vanity unit and a separate toilet.

Ducted gas heating and evaporative cooling ensures year round comfort even in Canberra's cool winters and hot summers.

There's a large garage with workshop space plus a gated off street parking area.

The rear yard is fully fenced, has handy side access via gates and is a great size with plenty of space for pets and kids to 'free range'. There is ample room for a veggie patch, chickens, cubby house and possibly a granny flat. The covered and paved outdoor area is perfect for summer BBQs and enjoying time in your own outdoor oasis.

THE LOCATION

Within a 7 minute walk is Gowrie primary school, a day care centre and local shops which features a Supabarn supermarket, pharmacy and popular café, Common Grounds. Also within walking distance is Fadden District Park (41 hectares) and the Gowrie district playing fields.

Conveniently, both Erindale Shopping Centre and Chisholm Village Shopping Centre are set within a 5 minute drive.

It's a leisurely 15 minute bike ride (5km) via the extensive bike paths to the Tuggeranong CBD which features Southpoint Shopping Centre, several Government departments, restaurants and cafés, and of course the lovely shores of Lake Tuggeranong with all its paths, parks and playgrounds to explore.

FROM THE OWNER

'I have loved living in my peaceful, private and quiet home. I will miss the morning sun streaming into my family room and kitchen. Living beside the reserve with its walking trails, Fadden Pines and a great café within walking distance has been a highlight. My yard has been my oasis as it is a large area with side access and is private. A large Chinese Elm is prominent with birdlife galore and lovely summer shade to sit and read a book. Evaporative cooling was replaced this year and now attached to the ducted heating, including a vent in the bathroom for a bit of winter luxury. I am sad to leave my home after 24 years as it holds many memories but it is time to move on and allow someone else to enjoy the peacefulness and serenity.'

HIGHLIGHTS

Thoroughly upgraded brick & tile family home
3 living spaces - living, dining & family rooms
New kitchen with quality appliances, breakfast bar, pantry & outlook over garden
Bathroom features a separate toilet & updated vanity
Ducted evaporative cooling (updated 2024)
Ducted gas heating
Rinnai continuous gas hot water
New external paint & several rooms internally
New carpets
New blinds
Updated fencing
Large garage with workshop plus gated off-street parking
Flat extra-large block - veggies, pets, granny flat etc
Quiet no through street of just 4 houses
5km to Tuggeranong CBD
7 min walk to local shops, primary school & day care
Living: 121.14m²
Garage: 34.5m²
Block: 912m²
Rent appraisal: \$650 - \$700 per week
Rates: \$743 per quarter
EER: 1.5
All figures are approximate

For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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