

**37 McFarlane Avenue, Googong, NSW 2620**

**McNamee**  
total real estate

**Townhouse For Sale**

Thursday, 4 July 2024

37 McFarlane Avenue, Googong, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Edwards  
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**\$739,000 - \$759,000**

Levies: \$1060.32 per quarter Living Size: 123m<sup>2</sup> Total Size: 192m<sup>2</sup> Year Built: 2024 This property is not just a home; it's a lifestyle upgrade. The combination of modern amenities, thoughtful design, and a prime location makes it's an exceptional choice for discerning buyers looking to enjoy all that Googong has to offer. As you enter from your own private courtyard, you're welcomed into a spacious first living area adorned with engineered timber flooring. This area seamlessly transitions into a fully equipped kitchen that boasts high-end AEG appliances, including an electric cooktop, a stainless steel oven, and a dishwasher. The kitchen's stone benchtops provide a sleek, durable workspace, while ample storage solutions and a European laundry system contribute to a clutter-free, efficient living environment. The second living room opens up to an east-facing courtyard, perfect for basking in the morning sun. This dual-courtyard design ensures that you can enjoy outdoor space and natural light from both the front and back of the home, enhancing your living experience. Upstairs, you will find three generously sized bedrooms. The master suite is a private retreat, featuring a built-in robe and a modern ensuite. The additional two bedrooms also comes with built-in robes and are serviced by a well-appointed main bathroom, ensuring comfort and convenience for family members or guests. For ultimate ease of living, this townhouse includes a double garage located in the basement, complete with lift access. Features Include: - Completed in 2024 - Open plan kitchen, living and dining area - AEG electric ceramic cooktop - AEG stainless steel electric oven - AEG stainless steel dishwasher - Tiled splashback - 20mm stone benchtops - Second living area - Master bedroom with walk in robe and ensuite - Two additional bedrooms with built in robes - Main bathroom with separate shower and bath - Third bathroom on ground floor - Floor to ceiling tiling in all bathrooms - European laundry - Front and rear courtyard - Double lockup garage allocated in basement - Electric remote controlled roller door To view contact Michael Edwards 0415 977 448 [m.edwards@mcnamee.com.au](mailto:m.edwards@mcnamee.com.au) Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible