

**5/174 Gorman Drive, Googong, NSW 2620**

**Townhouse For Sale**

Wednesday, 26 June 2024



5/174 Gorman Drive, Googong, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 158 m2**

**Type: Townhouse**



Kammy Singh  
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Happy Singh  
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## By Negotiation

Experience unparalleled luxury in this newly constructed townhouse, offering breathtaking views and proximity to all essential amenities. Completed in 2023, this three-storey residence is designed for families, featuring exceptional craftsmanship and attention to detail for ultimate comfort. The property boasts two expansive living areas on separate floors, a sophisticated stone benchtop kitchen, three spacious bedrooms with wardrobes, a versatile media room/study, two bathrooms, a powder room, a single garage, and an allocated carport. Key features include: Premium stone benchtop kitchen with high-end appliances: induction cooktop, electric oven, ducted rangehood, fully integrated dishwasher, and integrated microwave. Ground floor living area with access to a deck and courtyard, perfect for entertaining. First-floor living area with a large balcony offering stunning views. Generous master bedroom with a private balcony, walk-through robe, and ensuite featuring floor-to-ceiling tiles and a wall-hung vanity. Two additional spacious bedrooms with built-in robes. Main bathroom with floor-to-ceiling tiles, shower over bath, and a wall-hung vanity. Ground floor powder room. Dedicated study/media room ideal for remote work. Double-glazed windows throughout. Quality double roller blinds. Engineered hybrid timber floors and near-new carpets. Split system air conditioning in the master bedroom and first-floor living area. Large laundry with ample bench space, dryer, and spacious linen cupboard. 13.5 kW solar panels generating substantial electricity. Single garage with remote access and an allocated carport. NBN ready. Fully decked front yard with eco-decking, a high-quality, durable, low-maintenance material. Location highlights: Googong North Village Centre: Just across the road (IGA Supermarket, cafes, Gorman & Co pub, medical center, pharmacy, gym, and shops). Googong Public School: Approximately 2 km away. Googong Sports & Aquatic Centre: Approximately 1.5 km away. Bonython Park: Approximately 500 meters away. Googong Foreshores: Approximately 3 km away. Queanbeyan District Hospital and Health Service: Approximately 10 km away. Jerrabomberra Village Shopping Centre: Approximately 8 km away. Canberra City Centre: Approximately 20 km away. Upcoming amenities: Googong is set to expand with a \$44 million retail center featuring a Coles supermarket, medical center, gym, various shops, and a \$13 million development including a childcare center, fast food outlets, and a petrol station, all anticipated to open by early 2026. Discover the perfect blend of luxury, convenience, and modern living in this exceptional home. Schedule your viewing today. Disclaimer: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.