







201 Edward Drive, Googong

Quality You Can See, Luxury You Can Feel

Auction Location: On-site

FIND.
Beautifully presented and showcasing an impressive selection of high-end finishes, 201 Edward Drive offers a sophisticated take on modern living. Designed with both style and functionality in mind, this inviting residence features four spacious bedrooms, a versatile floorplan and an abundance of natural light. From the moment you step inside, the warm interiors, quality inclusions and carefully considered design create a welcoming place to call home.

LOVE.
The heart of the home is centred around a spacious open-plan living and dining area, seamlessly connecting with a beautifully appointed kitchen featuring high-end custom cabinetry, marble-look benchtops, an induction cooktop, premium appliances and Butler's Pantry. Beautiful timber-look hybrid flooring extends throughout, while feature lighting above the kitchen countertop adds a stylish finishing touch. Privately positioned, the home offers four well-proportioned bedrooms, with three complete with built-in robes and the master enjoying a walk-through wardrobe and private ensuite. Further

4 2 2

AUCTION
Sat 5th Dec @ 10:00AM

VIEW
Sat 14th Nov @ 2:00PM - 2:30PM

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Interested parties must rely solely on their own enquiries.

enhancing the floorplan is a second living area and dedicated study, while ducted reverse-cycle heating and cooling provides year-round comfort.

LIVE.
Whether entertaining under the covered outdoor area or enjoying a quiet afternoon in the low-maintenance backyard, this home makes everyday living effortless. The custom timber front door creates a welcoming first impression, while excellent storage, a stylishly appointed laundry with marble-look benchtop and NBN connectivity add to the home's practicality. Positioned within the growing community of Googong, this is an excellent opportunity to secure a quality residence offering comfort, convenience and contemporary appeal.

ABOUT THE AREA

Local Transport:
- Local bus services connecting Googong with surrounding areas
- Convenient access to Queanbeyan and Canberra

Shopping & Dining:
- Googong Marketplace
- Queanbeyan CBD
- Canberra's major shopping and dining precincts

Schools:
- Googong Public School
- Queanbeyan High School
- Local childcare and early learning facilities

WHAT THE OWNER LOVES:
We have always taken pride in making this a warm, welcoming and comfortable home, with thoughtfully cared-for spaces, practical living and plenty of natural light. It has been a special place for us, and we hope the next owners enjoy it just as much as we have and create many happy memories of their own.
OVERVIEW:
- Four spacious bedrooms, three with built-in robes and master with walk-through wardrobe and private ensuite.
- Two separate living areas
- Spacious open-plan living and dining
- High-end kitchen with custom cabinetry
- Butler's Pantry
- Induction electric cooktop
- High-end appliances
- Feature lighting above kitchen countertop
- Beautiful timber-look hybrid flooring throughout
- Marble-look laundry benchtop
- Excellent storage throughout
- Covered outdoor entertaining area complemented by an easy-care synthetic lawn.
- NBN installed
- Argon gas-filled double-glazed windows throughout
- Well-lit study area with a Skylight.
- Marble-look 40 mm kitchen benchtops
- Automated reverse-cycle heating and cooling air with Airtouch 2 system
- Custom timber front door with smart entrance lock and smart security cameras around the house

PROPERTY INFO:
Land size: 450sqm approx.
Total Built-up Area: 256sqm approx.

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MORE DETAILS

Property ID	1JA1F9U
Property Type	House
House Size	256 m2
Land Area	450 m2

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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